

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 LIGHTWOOD TERRACE WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 GALBRA WALK MANOR LAKES VIC 3024	\$580,000	01-Jul-25
49 ALDRIDGE ROAD WYNDHAM VALE VIC 3024	\$600,000	20-May-25
47 AMESBURY AVENUE WYNDHAM VALE VIC 3024	\$599,000	15-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 October 2025



2 GALBRA WALK MANOR LAKES VIC 3024

 3
  2
  2

Sold Price

\$580,000

Sold Date

01-Jul-25

Distance

0.22km


49 ALDRIDGE ROAD WYNDHAM VALE VIC 3024

 3
  2
  2

Sold Price

\$600,000

Sold Date

20-May-25

Distance

1.61km


47 AMESBURY AVENUE WYNDHAM VALE VIC 3024

 3
  2
  2

Sold Price

\$599,000

Sold Date

15-May-25

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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