

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

7 FATHAM DRIVE 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2024

to

30 Nov 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

| | | |
|--|-----------|-----------|
| 51 MACQUARIE DRIVE WYNDHAM VALE VIC 3024 | \$650,500 | 15-Aug-25 |
| 27 KARONG DRIVE WYNDHAM VALE VIC 3024 | \$645,000 | 20-Aug-25 |
| 39 JADE CRESCENT WYNDHAM VALE VIC 3024 | \$633,000 | 30-Oct-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 December 2025


**51 MACQUARIE DRIVE WYNDHAM
VALE VIC 3024**
 4
  2
  2

Sold Price

\$650,500

Sold Date

15-Aug-25

Distance

0.5km

**27 KARONG DRIVE WYNDHAM
VALE VIC 3024**
 4
  2
  2

Sold Price

\$645,000

Sold Date

20-Aug-25

Distance

1.8km

**39 JADE CRESCENT WYNDHAM
VALE VIC 3024**
 4
  2
  2

Sold Price

^{RS} **\$633,000**

Sold Date

30-Oct-25

Distance

1.61km
RS = Recent sale

UN = Undisclosed Sale

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