

## 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

9 DEBDEN WALK WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$449,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,200

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

8 WINCHMORE WALK WYNDHAM VALE VIC 3024	\$450,000	26-Mar-25
12 WINCHMORE WALK WYNDHAM VALE VIC 3024	\$465,000	29-Apr-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: 20 May 2025



## 8 WINCHMORE WALK WYNDHAM VALE VIC 3024

Sold Price

<sup>RS</sup> **\$450,000** <sup>UN</sup>

Sold Date

**26-Mar-25**



3



2



2

Distance

**1.33km**



## 12 WINCHMORE WALK WYNDHAM VALE VIC 3024

Sold Price

<sup>RS</sup> **\$465,000** <sup>UN</sup>

Sold Date

**29-Apr-25**



3



2



2

Distance

**1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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