

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 MOPANE CIRCUIT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

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

5 JULIANA AVENUE WYNDHAM VALE VIC 3024	\$765,000	04-Jun-25
23 EILDON AVENUE MANOR LAKES VIC 3024	\$800,000	13-Jun-25
28 FLINDERS CRESCENT WYNDHAM VALE VIC 3024	\$755,000	26-Nov-24

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: 01 October 2025


5 JULIANA AVENUE WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

\$765,000

Sold Date

04-Jun-25

Distance

2.3km

23 EILDON AVENUE MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

\$800,000

Sold Date

13-Jun-25

Distance

1.86km

28 FLINDERS CRESCENT WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

\$755,000

Sold Date

26-Nov-24

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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