

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 STANMORE CRESCENT 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2024

to

31 May 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

41 GRANGEHILL MEWS WYNDHAM VALE VIC 3024

\$569,900

13-Nov-24

32 GREENMONT ROAD WYNDHAM VALE VIC 3024

\$565,000

16-Dec-24

15 MONDEGREEN CLOSE WYNDHAM VALE VIC 3024

\$590,000

26-Mar-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: 25 June 2025



41 GRANGEHILL MEWS WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$569,900

Sold Date

13-Nov-24

Distance

0km



32 GREENMONT ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price

\$565,000

Sold Date

16-Dec-24

Distance

0.74km



15 MONDEGREEN CLOSE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

\$590,000

Sold Date

26-Mar-25

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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