

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 VICEROY 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Commercial

Suburb

Wyndham Vale

Period-from

01 Feb 2025

to

31 Jan 2026

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

35 KUMARA DRIVE MANOR LAKES VIC 3024

\$330,000

15-Sep-25

12 COMB STREET MANOR LAKES VIC 3024

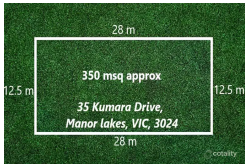
\$330,000

15-Aug-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: 09 February 2026



35 KUMARA DRIVE MANOR LAKES VIC 3024 Sold Price **\$330,000** Sold Date **15-Sep-25**

Distance **1.06km**

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12 COMB STREET MANOR LAKES VIC 3024 Sold Price Sold Date **15-Aug-25**

Distance **1.99km**

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RS = Recent sale UN = Undisclosed Sale

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