

## 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

34 TAIHU ROAD 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

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,825

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2024

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 23 ARIANNA STREET WYNDHAM VALE VIC 3024 | \$390,000 | 12-Mar-25 |
| 7 RONDO DRIVE MANOR LAKES VIC 3024      | \$428,000 | 14-Feb-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: 30 July 2025



23 ARIANNA STREET WYNDHAM VALE VIC 3024

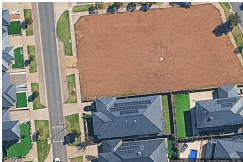
4

2

2

Sold Price
\$390,000
Sold Date
12-Mar-25

Distance
1.13km



7 RONDO DRIVE MANOR LAKES VIC 3024

4

2

-

Sold Price
\$428,000
Sold Date
14-Feb-25

Distance
1.87km

RS = Recent sale
UN = Undisclosed Sale

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