

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 4311 - Stanmore Crescent, Wyndham Vale, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$	398,000	or range between		&	
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Median sale price

Median price	\$	328,000	Property type	Vacant Land	Suburb	Wyndham Vale
Period - From	1/10/2024	to	31/12/2024	Source	Oliver Hume	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 9202 - Empress Street, Wyndham Vale, 3024	\$ 398,000	4/04/2025
2 Lot 4349 - Happiness Way, Wyndham Vale, 3024	\$ 378,000	11/03/2025
3 Lot 2048 - Twain Road, Mambourin, 3024	\$ 353,000	8/01/2025

This Statement of Information was prepared on:

07 May 2025