

## 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 4323 - Draycott Street, Wyndham Vale, 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 338,000

or range between

&

### Median sale price

Median price \$ 370,000

Property type Vacant Land

Suburb Wyndham Vale

Period - From 1/01/2025

to

31/03/2025

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 #VALUE!                                  | \$ 338,000 | 10/07/2025   |
| 2 Lot 70 - Grappa Circuit, Mambourin, 3024 | \$ 328,000 | 10/07/2025   |
| 3 Lot 135 - Tribella Rise, Mambourin, 3024 | \$ 325,000 | 8/09/2025    |

This Statement of Information was prepared on:

22 Sep 2025