

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 5823 - Menotti Street, 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

&

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 Lot 4349 - Happiness Way, Wyndham Vale, 3024	\$ 378,000	11/03/2025
2 Lot 9202 - Empress Street, Wyndham Vale, 3024	\$ 373,000	4/04/2025
3 Lot 34 - Seraphina Drive, Mambourin, 3024	\$ 336,000	6/06/2025

This Statement of Information was prepared on:

12 Aug 2025