



Encorp Property Pty Ltd T/A Encorp Real Estate  
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## 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 Lot 5801, 772 Ballan Road Wyndham Vale VIC 3024

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\*348000 or range between \$\* & \$

#### Median sale price

Median price \$348000 Property Type Land Suburb WyndhamVale

Period - From 01/07/2025 to 20/08/2025 Source REA

#### 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 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 110 Trapdoor Street WyndhamVale	\$310000	30/07/2025
2 Lot 237 Climbing Drive Wyndham Vale	\$360000	26/07/2025
3 Lot 226 Yucca Street Wyndham Vale	\$376915	16/07/2025

**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 six months.

This Statement of Information was prepared on: 21/08/2025