

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

1/12 PLACID WAY WYNDHAM VALE VIC 3024

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Sep 2025

to

31 Aug 2026

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

9 BURSWOOD DRIVE WYNDHAM VALE VIC 3024	\$570,000	09-Sep-26
33 VOGUE DRIVE WYNDHAM VALE VIC 3024	\$615,000	31-Aug-26
33 MANUKA GROVE WYNDHAM VALE VIC 3024	\$632,000	28-Aug-26

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: 17 September 2026


9 BURSWOOD DRIVE WYNDHAM VALE VIC 3024

 3
  2
  2

Sold Price

RS

\$570,000

Sold Date

09-Sep-26

Distance

1.02km

33 VOGUE DRIVE WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

RS

\$615,000

Sold Date

31-Aug-26

Distance

1.84km

33 MANUKA GROVE WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

RS

\$632,000

Sold Date

28-Aug-26

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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