

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

11 ONSLOW WALK 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

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

71 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$510,000	10-Apr-26
12 WOOLWICH WALK WYNDHAM VALE VIC 3024	\$522,000	23-Mar-26
19 STANMORE CRESCENT WYNDHAM VALE VIC 3024	\$520,000	01-Apr-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: 16 September 2026


**71 MILLBROOK DRIVE WYNDHAM
VALE VIC 3024**

Sold Price

\$510,000

Sold Date

10-Apr-26
 3

 2

 2

Distance

0.16km

**12 WOOLWICH WALK WYNDHAM
VALE VIC 3024**

Sold Price

\$522,000

Sold Date

23-Mar-26
 3

 2

 -

Distance

0.29km

**19 STANMORE CRESCENT
WYNDHAM VALE VIC 3024**

Sold Price

\$520,000

Sold Date

01-Apr-26
 3

 2

 1

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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