

## 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

13 MADELEINE WAY WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2025

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 5 PIERBROOK AVENUE MANOR LAKES VIC 3024 | \$650,000 | 03-Jun-26 |
| 83 ELTHAM PARADE MANOR LAKES VIC 3024   | \$665,000 | 23-Jun-26 |
| 20 HOLLOWAY STREET MANOR LAKES VIC 3024 | \$655,000 | 25-Jul-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: 10 August 2026


**5 PIERBROOK AVENUE MANOR  
LAKES VIC 3024**

 4
  2
  2

Sold Price

**\$650,000**

Sold Date

**03-Jun-26**

Distance

**1.68km**

**83 ELTHAM PARADE MANOR  
LAKES VIC 3024**

 4
  2
  2

Sold Price

**\$665,000**

Sold Date

**23-Jun-26**

Distance

**1.72km**

**20 HOLLOWAY STREET MANOR  
LAKES VIC 3024**

 4
  2
  2

Sold Price

<sup>RS</sup>**\$655,000**

Sold Date

**25-Jul-26**

Distance

**1.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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