

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 MADELINE DRIVE WANDANA HEIGHTS VIC 3216

Indicative selling price

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

Single Price

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Wandana Heights

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

12 MADELINE DRIVE WANDANA HEIGHTS VIC 3216	\$760,000	29-Oct-24
24 NIREEDA COURT WANDANA HEIGHTS VIC 3216	\$780,000	01-Oct-25
53A SUNDERLAND ROAD WANDANA HEIGHTS VIC 3216	\$787,500	13-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 March 2026


12 MADELINE DRIVE WANDANA HEIGHTS VIC 3216

 3
  2
  2

Sold Price **\$760,000** Sold Date **29-Oct-24**

Distance **0.12km**


24 NIREEDA COURT WANDANA HEIGHTS VIC 3216

 3
  2
  2

Sold Price **\$780,000** Sold Date **01-Oct-25**

Distance **0.18km**


53A SUNDERLAND ROAD WANDANA HEIGHTS VIC 3216

 3
  2
  2

Sold Price **\$787,500** Sold Date **13-Sep-24**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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