

## 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

31 KALLANG ROAD 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

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2025

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 15 BOXER DRIVE WYNDHAM VALE VIC 3024      | \$630,000 | 06-Jun-26 |
| 15 MARGIE STREET WYNDHAM VALE VIC 3024    | \$610,000 | 03-Jul-26 |
| 21 STRINGYBARK CLOSE MANOR LAKES VIC 3024 | \$620,000 | 17-Jun-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: 31 July 2026


**15 BOXER DRIVE WYNDHAM VALE VIC 3024**

Sold Price

**\$630,000**

Sold Date

**06-Jun-26**
 4
 2
 -

Distance

**0.49km**

**15 MARGIE STREET WYNDHAM VALE VIC 3024**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**03-Jul-26**
 4
 2
 -

Distance

**0.85km**

**21 STRINGYBARK CLOSE MANOR LAKES VIC 3024**

Sold Price

**\$620,000**

Sold Date

**17-Jun-26**
 1
 2
 -

Distance

**1.42km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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