

## 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

33 LANGDON DRIVE 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

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 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 16 PAPAS VIEW WYNDHAM VALE VIC 3024      | \$710,000 | 13-Sep-25 |
| 7 THORNTON GROVE WYNDHAM VALE VIC 3024   | \$700,000 | 13-Nov-25 |
| 69 MILLBROOK DRIVE WYNDHAM VALE VIC 3024 | \$685,000 | 07-Oct-25 |

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: 02 March 2026


**16 PAPAS VIEW WYNDHAM VALE VIC 3024**

Sold Price

**\$710,000**

Sold Date

**13-Sep-25**


4



2



2

Distance

**0km**

**7 THORNTON GROVE WYNDHAM VALE VIC 3024**

Sold Price

**\$700,000**

Sold Date

**13-Nov-25**


4



2



2

Distance

**0km**

**69 MILLBROOK DRIVE WYNDHAM VALE VIC 3024**

Sold Price

**\$685,000**

Sold Date

**07-Oct-25**


4



2



2

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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