

## 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

91 ANNIVERSARY AVENUE 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 12 WOOLWICH WALK WYNDHAM VALE VIC 3024     | \$522,000 | 23-Mar-26 |
| 19 STANMORE CRESCENT WYNDHAM VALE VIC 3024 | \$520,000 | 01-Apr-26 |
| 5 VESSEY WALK WYNDHAM VALE VIC 3024        | \$500,000 | 04-May-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: 19 August 2026


**12 WOOLWICH WALK WYNDHAM VALE VIC 3024**

Sold Price

**\$522,000**

Sold Date

**23-Mar-26**
 3
 2
 -

Distance

**0.11km**

**19 STANMORE CRESCENT WYNDHAM VALE VIC 3024**

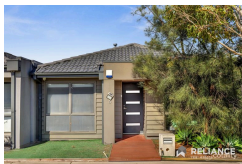
Sold Price

**\$520,000**

Sold Date

**01-Apr-26**
 3
 2
 1

Distance

**0.32km**

**5 VESSEY WALK WYNDHAM VALE VIC 3024**

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**04-May-26**
 3
 2
 2

Distance

**0.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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