

## 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

22 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

\$610,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Nov 2024

to

31 Oct 2025

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

30 BROCKWELL CRESCENT MANOR LAKES VIC 3024	655000	22-Oct-25
7 ARDISIA WAY MANOR LAKES VIC 3024	625000	04-Nov-25
81 ELTHAM PARADE MANOR LAKES VIC 3024	641000	15-Sep-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: 24 November 2025



**30 BROCKWELL CRESCENT  
 MANOR LAKES VIC 3024**

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Sold Price

<sup>RS</sup> **655000**

Sold Date **22-Oct-25**

Distance **1.08km**



**7 ARDISIA WAY MANOR LAKES  
 VIC 3024**

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Sold Price

<sup>RS</sup> **625000**

Sold Date **04-Nov-25**

Distance **0.82km**



**81 ELTHAM PARADE MANOR  
 LAKES VIC 3024**

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Sold Price

**641000**

Sold Date **15-Sep-25**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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