

## 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

LOT 3 PLACID WAY 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

\$643,000

&

\$707,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Jun 2025

to

31 May 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

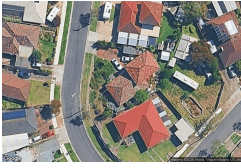
Date of sale

Address of comparable property	Price	Date of sale
2 NORTH GATEWAY WYNDHAM VALE VIC 3024	\$570,000	24-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: 15 June 2026

**2 NORTH GATEWAY WYNDHAM  
VALE VIC 3024**

Sold Price

**\$570,000**

Sold Date

**24-Sep-25**

- - -

Distance

**1.87km****RS** = Recent sale**UN** = Undisclosed Sale

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