

## 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

12 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

\$740,000

&

\$814,000

### 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

3 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024	\$740,000	01-Jul-26
9 TASKER STREET WYNDHAM VALE VIC 3024	\$780,000	24-Jun-26
15 BROCKWELL CRESCENT MANOR LAKES VIC 3024	\$730,000	19-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: 07 July 2026


**3 PRINCIPAL DRIVE WYNDHAM  
VALE VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**01-Jul-26**

Distance

**0.95km**

**9 TASKER STREET WYNDHAM  
VALE VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**24-Jun-26**

Distance

**0.64km**

**15 BROCKWELL CRESCENT  
MANOR LAKES VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**19-Jun-26**

Distance

**1.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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