Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 Paramount Boulevard Wyndham Vale, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$460,000 & $499,000

Median sale price

Median price	$450,000	Property Type	UNIT	Suburb	WYNDHAM VALE
Period - From	30-Sep-2023	to	01-Sep-2024	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	12 Paramount Boulevard, Wyndham Vale VIC 3024	$485,000	26-Jun-2024
2	22 Calluna Lane, Wyndham Vale VIC 3024	$470,000	08-May-2024
3	58 Bursa Drive, Wyndham Vale VIC 3024	$465,000	10-Sep-2024

This statement of information was prepared on 23-Jun-2025 at 5:04:26 PM AEST