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	114 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$560,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Feb 2025	to	31 Jan 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
158 GREENS ROAD WYNDHAM VALE VIC 3024	$588,500	20-Dec-25
9 HOMECREST CRESCENT WYNDHAM VALE VIC 3024	$600,000	20-Nov-25
21 PIERBROOK AVENUE MANOR LAKES VIC 3024	$620,000	01-Dec-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: 03 February 2026

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158 GREENS ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $588,500 Sold Date 20-Dec-25

Distance 4.19km



9 HOMECREST CRESCENT WYNDHAM VALE VIC 3024

4 2 2

Sold Price $600,000 Sold Date 20-Nov-25

Distance 0.89km



21 PIERBROOK AVENUE MANOR LAKES VIC 3024

4 2 2

Sold Price $620,000 Sold Date 01-Dec-25

Distance 1.69km



40 STONECROP WAY WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $610,000 Sold Date 29-Jan-26

Distance 0.65km



17 PAPAS VIEW WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $657,000 Sold Date 14-Dec-25

Distance 0.52km

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

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