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	429 MCGRATH ROAD 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	$625,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Wyndham Vale
Period-from	01 Apr 2025	to	31 Mar 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
20 PHILLIP DRIVE WYNDHAM VALE VIC 3024	$610,000	28-Mar-26
10 DUCANE STREET WYNDHAM VALE VIC 3024	$635,000	21-Apr-26
345 MCGRATH ROAD WYNDHAM VALE VIC 3024	$627,500	31-Jan-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: 28 April 2026

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20 PHILLIP DRIVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $610,000 Sold Date 28-Mar-26

Distance 0.18km



10 DUCANE STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $635,000 Sold Date 21-Apr-26

Distance 0.47km



345 MCGRATH ROAD WYNDHAM VALE VIC 3024

3 2 2

Sold Price $627,500 Sold Date 31-Jan-26

Distance 0.67km

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

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