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	44 DIANCHI DRIVE 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$355,500	Property type	Land	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
50 DIANCHI DRIVE WYNDHAM VALE VIC 3024	$445,000	06-Feb-26
25 LEONA DRIVE WYNDHAM VALE VIC 3024	$525,000	04-Oct-25
9 ELLENBOROUGH CRESCENT MANOR LAKES VIC 3024	$615,000	15-Apr-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: 22 July 2026

Christie Tam
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50 DIANCHI DRIVE WYNDHAM VALE VIC 3024

2 2 2

Sold Price **$445,000** Sold Date **06-Feb-26**

Distance **0.02km**

25 LEONA DRIVE WYNDHAM VALE VIC 3024

2 1 1

Sold Price **$525,000** Sold Date **04-Oct-25**

Distance **0.69km**

9 ELLENBOROUGH CRESCENT MANOR LAKES VIC 3024

2 2 2

Sold Price **$615,000** Sold Date **15-Apr-26**

Distance **1.59km**

13 BRUMBY STREET MANOR LAKES VIC 3024

2 2 1

Sold Price **$560,000** Sold Date **30-May-26**

Distance **1.62km**

30 WINDSOR AVENUE WYNDHAM VALE VIC 3024

2 1 1

Sold Price **$536,000** Sold Date **14-Oct-25**

Distance **1.79km**

17 MARLO SQUARE WYNDHAM VALE VIC 3024

2 1 1

Sold Price **$605,000** Sold Date **06-Sep-25**

Distance **1.98km**

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

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10 HEATHCOTE ROAD MANOR LAKES VIC 3024

2 2 2

Sold Price **$620,000** Sold Date **28-Feb-26**

Distance **2.23km**

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

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