

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


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**

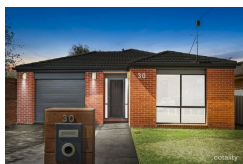
13 BRUMBY STREET MANOR LAKES VIC 3024

 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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