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	20 SPANIEL 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Aug 2024	to	31 Jul 2025	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
7 MELLIODORA COURT MANOR LAKES VIC 3024	$705,000	10-Jun-25
23 APORUM AVENUE WYNDHAM VALE VIC 3024	$632,000	19-Jun-25
6 CHARLOTTE CRESCENT WYNDHAM VALE VIC 3024	$692,000	22-May-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: 20 August 2025

stanley he
M 0430105046
E stanley.he@groundproperty.com.au



7 MELLIODORA COURT MANOR LAKES VIC 3024

4 2 2

Sold Price **$705,000** Sold Date **10-Jun-25**

Distance **1.7km**



23 APORUM AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price **$632,000** Sold Date **19-Jun-25**

Distance **0.55km**



6 CHARLOTTE CRESCENT WYNDHAM VALE VIC 3024

4 2 2

Sold Price **$692,000** Sold Date **22-May-25**

Distance **1.76km**



56 PEDDER STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **$650,000** Sold Date **20-May-25**

Distance **1.78km**



11 GREENWICH CLOSE WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS **$660,000** Sold Date **20-Jun-25**

Distance **2km**



25 LEICHARDT DRIVE MANOR LAKES VIC 3024

4 2 2

Sold Price RS **$735,000** UN Sold Date **28-Jun-25**

Distance **2.01km**

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

stanley he
M 0430105046
E stanley.he@groundproperty.com.au



4 HEATHCOTE ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price RS $720,600 Sold Date 30-Jun-25

Distance 2.21km

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.