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<br>Including suburb and postcode | 23 SUPERB 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~~ | | or range between | $650,000 | & | $710,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $313,900 | Property type | Land | Suburb | Wyndham Vale |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 6 ARDISIA WAY MANOR LAKES VIC 3024 | $690,000 | 09-Aug-25 |
| 11 TERAI STREET WYNDHAM VALE VIC 3024 | $685,000 | 28-May-25 |
| 20 DULCIS STREET MANOR LAKES VIC 3024 | $685,000 | 11-Jul-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: 05 November 2025

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**6 ARDISIA WAY MANOR LAKES VIC 3024**

4 2 2

Sold Price **$690,000** Sold Date **09-Aug-25**

Distance **1.37km**

**11 TERAI STREET WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **$685,000** Sold Date **28-May-25**

Distance **1.52km**

**20 DULCIS STREET MANOR LAKES VIC 3024**

4 2 2

Sold Price Sold Date **11-Jul-25**

Distance **1.7km**

**139 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **$673,000** Sold Date **23-Jul-25**

Distance **1.69km**

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

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