

## 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

17 LANGDON DRIVE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$739,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,825

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2024

to

30 Jun 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

9 HOUNSLOW DRIVE WYNDHAM VALE VIC 3024	\$757,000	06-Jun-25
11 SWISS WAY MANOR LAKES VIC 3024	\$750,000	07-Jun-25
6 JAFFA ROAD MANOR LAKES VIC 3024	\$760,000	10-Jun-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: 22 July 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 9 HOUNSLOW DRIVE WYNDHAM VALE VIC 3024

Sold Price

**\$757,000**

Sold Date

**06-Jun-25**



5



2



2

Distance

**0km**



## 11 SWISS WAY MANOR LAKES VIC 3024

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**07-Jun-25**



4



2



2

Distance

**2.66km**



## 6 JAFFA ROAD MANOR LAKES VIC 3024

Sold Price

**\$760,000**

Sold Date

**10-Jun-25**



4



2



2

Distance

**3.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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