

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 13 Manuka Grove, Wyndham Vale, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$595,000

&

\$625,000

Median sale price

Median price

\$569,500

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/06/2024

to

31/05/2025

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
19 AMESBURY AVENUE, WYNDHAM VALE VIC 3024	\$595,000	05/01/2025
14 BARNSBURY ROAD, WYNDHAM VALE VIC 3024	\$617,000	09/04/2025
636 ARMSTRONG ROAD, WYNDHAM VALE VIC 3024	\$660,000	16/04/2025

This Statement of Information was prepared on: 16/07/2025