

## 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

1 NORDAP WALK WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 May 2025

to

30 Apr 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

1 GANTS PATH WYNDHAM VALE VIC 3024	\$500,000	06-Jan-26
1 HERNE PATH WYNDHAM VALE VIC 3024	\$526,000	02-Feb-26
71 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$510,000	27-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: 13 May 2026


**1 GANTS PATH WYNDHAM VALE  
VIC 3024**
 3  2  2

Sold Price

**\$500,000**

Sold Date

**06-Jan-26**

Distance

**0.69km**

**1 HERNE PATH WYNDHAM VALE  
VIC 3024**
 3  2  2

Sold Price

**\$526,000**

Sold Date

**02-Feb-26**

Distance

**1km**

**71 MILLBROOK DRIVE WYNDHAM  
VALE VIC 3024**
 3  2  2

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**27-Apr-26**

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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