

## 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

28 LOLLIPOP DRIVE 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

\$1,075,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2025

to

31 May 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

1-3 PLAYFORD DRIVE WYNDHAM VALE VIC 3024	\$1,100,000	10-Jun-25
14 REDGUM CLOSE WERRIBEE VIC 3030	\$1,097,500	12-Jun-25
12 WATTAMOLLA AVENUE WERRIBEE VIC 3030	\$1,175,000	20-Oct-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: 03 June 2026



**1-3 PLAYFORD DRIVE WYNDHAM  
VALE VIC 3024**

4 2 3

Sold Price **\$1,100,000** Sold Date **10-Jun-25**

Distance **0.68km**



**14 REDGUM CLOSE WERRIBEE VIC  
3030**

4 2 2

Sold Price **\$1,097,500** Sold Date **12-Jun-25**

Distance **2.28km**



**12 WATTAMOLLA AVENUE  
WERRIBEE VIC 3030**

4 2 2

Sold Price **\$1,175,000** Sold Date **20-Oct-25**

Distance **3.03km**

RS = Recent sale      UN = Undisclosed Sale

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