

## 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

16 BOXER 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

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

5 KAKADU DRIVE WYNDHAM VALE VIC 3024	\$850,000	18-Feb-26
7 KAVERI STREET TARNEIT VIC 3029	\$800,000	14-Dec-25
27 ZIGGY ROAD WYNDHAM VALE VIC 3024	\$830,000	23-Feb-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: 12 June 2026


**5 KAKADU DRIVE WYNDHAM VALE VIC 3024**
 4  2  2

 Sold Price **\$850,000** Sold Date **18-Feb-26**

 Distance **0.6km**

**7 KAVERI STREET TARNEIT VIC 3029**
 4  3  2

 Sold Price **\$800,000** Sold Date **14-Dec-25**

 Distance **1.9km**

**27 ZIGGY ROAD WYNDHAM VALE VIC 3024**
 5  3  2

 Sold Price **\$830,000** Sold Date **23-Feb-26**

 Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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