STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	18 Superb Road, Wyndham Vale VICTORIA 3024

Indicative selling price

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

Single price	$*	or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median price	$610,000	*House	X	*Unit		Suburb	Wyndham Vale
Period - From	OCT 2025	to	SEP 2026			Source	Realestate.com.au

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 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
1. 28 Communal Road Wyndham Vale	$590,000	08/09/2026
2. 76 Eureka Drive Wyndham Vale	$575,000	16/06/2026
3. 27 Calico Court Wyndham Vale	$575,000	09/07/2026

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 six months.~~