

# 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

5/10-16 Nepean Court, 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)

Single Price

\$330,000

### Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Wyndham Vale

Period - From

23/05/2024

to

22/05/2025

Source

Property Data

### 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 | 5/4 Nepean Ct WYNDHAM VALE 3024      | \$425,000 | 31/01/2025   |
| 2 | 13/10-16 Nepean Ct WYNDHAM VALE 3024 | \$380,000 | 07/01/2025   |
| 3 | 13/10 Nepean Ct WYNDHAM VALE 3024    | \$380,000 | 24/12/2024   |

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.~~

This Statement of Information was prepared on:

23/05/2025 14:29

5/10-16 Nepean Court, Wyndham Vale Vic 3024

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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 147 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$330,000  
**Median Unit Price**  
23/05/2024 - 22/05/2025: \$460,000

## Comparable Properties



5/4 Nepean Ct WYNDHAM VALE 3024 (VG)

[Agent Comments](#)

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**Price:** \$425,000  
**Method:** Sale  
**Date:** 31/01/2025  
**Property Type:** Flat/Unit/Apartment (Res)



13/10-16 Nepean Ct WYNDHAM VALE 3024 (REI)

[Agent Comments](#)

2 1 2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 07/01/2025  
**Property Type:** Unit  
**Land Size:** 155 sqm approx



13/10 Nepean Ct WYNDHAM VALE 3024 (VG)

[Agent Comments](#)

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**Price:** \$380,000  
**Method:** Sale  
**Date:** 24/12/2024  
**Property Type:** Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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