

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 HOLBORN PATH WYNDHAM VALE VIC 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2025

to

28 Feb 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 HERNE PATH WYNDHAM VALE VIC 3024	\$526,000	04-Feb-26
2 WOOLWICH WALK WYNDHAM VALE VIC 3024	\$510,000	08-Nov-25
5 INFUSE ROAD WYNDHAM VALE VIC 3024	\$530,000	15-Sep-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: 05 March 2026



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1 HERNE PATH WYNDHAM VALE VIC 3024

3 2 2

Sold Price

^{RS}

\$526,000

Sold Date

04-Feb-26

Distance

0km



2 WOOLWICH WALK WYNDHAM VALE VIC 3024

3 2 2

Sold Price

\$510,000

Sold Date

08-Nov-25

Distance

0km



5 INFUSE ROAD WYNDHAM VALE VIC 3024

3 2 2

Sold Price

\$530,000

Sold Date

15-Sep-25

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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