

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

17 Riveting Road, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$580,000

Median sale price

Median price \$620,000

Property Type House

Suburb Wyndham Vale

Period - From 15/06/2025

to 14/06/2026

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	23 Bush St MANOR LAKES 3024	\$556,000	15/04/2026
2	8 Ziggy Rd WYNDHAM VALE 3024	\$560,000	26/02/2026
3	17 Edenvale St MANOR LAKES 3024	\$600,000	24/02/2026

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.~~

This Statement of Information was prepared on:

15/06/2026 16:01



3 2 1

Property Type: House
Land Size: 210 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000
Median House Price
 15/06/2025 - 14/06/2026: \$620,000

Comparable Properties



23 Bush St MANOR LAKES 3024 (VG)

Agent Comments

3 - -

Price: \$556,000
Method: Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 320 sqm approx



8 Ziggy Rd WYNDHAM VALE 3024 (REI/VG)

Agent Comments

3 2 1

Price: \$560,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 188 sqm approx



17 Edenvale St MANOR LAKES 3024 (VG)

Agent Comments

3 - -

Price: \$600,000
Method: Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 448 sqm approx

Account - Little Real Estate | P: 07 3037 0255