

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

55 Welcome Parade, Wyndham Vale Vic 3024

Indicative selling price

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

Range between \$639,000 & \$659,000

Median sale price

Median price \$617,000 Property Type House Suburb Wyndham Vale

Period - From 29/07/2025 to 28/07/2026 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	123 Stanmore Cr WYNDHAM VALE 3024	\$648,000	09/07/2026
2	7 Glee St WYNDHAM VALE 3024	\$650,000	27/06/2026
3	38 Smile Cr WYNDHAM VALE 3024	\$642,000	28/03/2026

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:

29/07/2026 11:39



4 2 2

Property Type: House
Land Size: 503 sqm approx
Agent Comments

Indicative Selling Price
\$639,000 - \$659,000
Median House Price
29/07/2025 - 28/07/2026: \$617,000

Comparable Properties



123 Stanmore Cr WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$648,000
Method: Private Sale
Date: 09/07/2026
Property Type: House
Land Size: 392 sqm approx



7 Glee St WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 27/06/2026
Property Type: House
Land Size: 500 sqm approx



38 Smile Cr WYNDHAM VALE 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$642,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 503 sqm approx