

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

Single price

\$630,000

Median sale price

Median price

\$614,000

Property Type

House

Suburb

Wyndham Vale

Period - From

27/08/2025

to

26/08/2026

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	20 Stanmore Cr WYNDHAM VALE 3024	\$617,000	10/08/2026
2	26 Tangerine Rd MANOR LAKES 3024	\$640,000	05/08/2026
3	44 Greenmont Rd WYNDHAM VALE 3024	\$630,000	21/07/2026

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.~~

This Statement of Information was prepared on:

27/08/2026 11:48



4 2 2

Property Type: House
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price
\$630,000

Median House Price
27/08/2025 - 26/08/2026: \$614,000

Comparable Properties



20 Stanmore Cr WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$617,000
Method: Private Sale
Date: 10/08/2026
Property Type: House
Land Size: 443 sqm approx



26 Tangerine Rd MANOR LAKES 3024 (REI)

Agent Comments

4 2 2

Price: \$640,000
Method: Private Sale
Date: 05/08/2026
Property Type: House
Land Size: 400 sqm approx



44 Greenmont Rd WYNDHAM VALE 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$630,000
Method: Private Sale
Date: 21/07/2026
Property Type: House
Land Size: 400 sqm approx