

## 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

18 GREYHOUND DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Feb 2025

to

31 Jan 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

146 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$359,000	02-Sep-25
18 SPANIEL AVENUE WYNDHAM VALE VIC 3024	\$380,000	19-Sep-24

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: 28 February 2026


**146 BRIGHTVALE BOULEVARD  
WYNDHAM VALE VIC 3024**

 Sold Price **\$359,000** Sold Date **02-Sep-25**

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 Distance **0.44km**

**18 SPANIEL AVENUE WYNDHAM  
VALE VIC 3024**

 Sold Price **\$380,000** Sold Date **19-Sep-24**

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 Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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