

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

6 EPPING DRIVE 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

\$770,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2025

to

30 Jun 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

13 LYDNEY STREET WYNDHAM VALE VIC 3024	\$870,000	20-Feb-26
27 ZIGGY ROAD WYNDHAM VALE VIC 3024	\$830,000	23-Feb-26

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: 04 July 2026


13 LYDNEY STREET WYNDHAM VALE VIC 3024

Sold Price **\$870,000** Sold Date **20-Feb-26**
 5  3  2

Distance **0.31km**

27 ZIGGY ROAD WYNDHAM VALE VIC 3024

Sold Price **\$830,000** Sold Date **23-Feb-26**
 5  3  2

Distance **2.17km**
RS = Recent sale

UN = Undisclosed Sale

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