

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

9 DEBDEN WALK 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

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,200

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

8 WINCHMORE WALK WYNDHAM VALE VIC 3024	\$450,000	26-Mar-25
12 WINCHMORE WALK WYNDHAM VALE VIC 3024	\$465,000	29-Apr-25

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: 20 May 2025



8 WINCHMORE WALK WYNDHAM VALE VIC 3024

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

26-Mar-25



3



2



2

Distance

1.33km



12 WINCHMORE WALK WYNDHAM VALE VIC 3024

Sold Price

^{RS} **\$465,000** ^{UN}

Sold Date

29-Apr-25



3



2



2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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