

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 19/39 Boxer Drive, Wyndham Vale, VIC 3024

Indicative selling price

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

Price Range \$390,000 & \$420,000

Median sale price

Median price \$489,900 Property Type Apartment Suburb Wyndham Vale (3024)

Period - From 01/02/2025 to 31/01/2026 Source realestate.com.au

Comparable property sales

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
6/10-16 NEPEAN COURT, WYNDHAM VALE VIC 3024	\$402,000	23/02/2026
10 NEASDEN WALK, WYNDHAM VALE VIC 3024	\$475,000	30/01/2026
2/7 JULIANA AVENUE, WYNDHAM VALE VIC 3024	\$420,000	23/09/2025

This Statement of Information was prepared on: 25/02/2026

