

# 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

1 Holborn Path, 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)

Range between \$495,000 & \$515,000

### Median sale price

Median price \$620,000 Property Type House Suburb Wyndham Vale

Period - From 01/06/2025 to 31/05/2026 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	71 Millbrook Dr WYNDHAM VALE 3024	\$510,000	27/04/2026
2	95 Millbrook Dr WYNDHAM VALE 3024	\$490,000	12/03/2026
3	4 Esatto Wik WYNDHAM VALE 3024	\$500,000	16/12/2025

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:

01/06/2026 10:34



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**Property Type:** House  
**Land Size:** 235 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$515,000  
**Median House Price**  
01/06/2025 - 31/05/2026: \$620,000

## Comparable Properties



71 Millbrook Dr WYNDHAM VALE 3024 (REI/VG)

[Agent Comments](#)

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**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 27/04/2026  
**Property Type:** House  
**Land Size:** 275 sqm approx



95 Millbrook Dr WYNDHAM VALE 3024 (REI/VG)

[Agent Comments](#)

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**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** House



4 Esatto Wik WYNDHAM VALE 3024 (REI/VG)

[Agent Comments](#)

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**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House  
**Land Size:** 180 sqm approx

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