

# 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	176 McGrath Road, Wyndham Vale, Vic 3024
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between	\$460,000	&	\$500,000
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### Median sale price

Median price	\$605,000	Property type	House	Suburb	Wyndham Vale
Period - From	01/10/2025	to	31/12/2025	Source	 PropTrack

### 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
2/164 McGrath Road, Wyndham Vale, VIC 3024	\$475,000	19/11/2025
7 Eldorado Ct, Wyndham Vale, VIC 3024	\$480,000	05/09/2025
1/14 Cashmere Court, Wyndham Vale, VIC 3024	\$500,000	04/08/2025

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: 27/01/2026