Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 16/11/26

Property offered for sale

Address
Including suburb and postcode: 81 FEDERAL DRIVE WYNDHAM VALE VIC 3024

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	3	2	1	123m²	343m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $520,000 & $550,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $610,000 | Property type House | Suburb Wyndham Vale

Period: from 01 Nov 2025 to 31 Oct 2026 | Source Cotality

CONSUMER AFFAIRS VICTORIA

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
13 PELHAM CRESCENT WYNDHAM VALE VIC 3024	$575,000	02-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	1	118m²	300m²

Comparable property 2

Address	Sale price	Date of sale
37 BURSWOOD DRIVE WYNDHAM VALE VIC 3024	$560,000	10-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	1	355m²	355m²

Comparable property 3

Address	Sale price	Date of sale
34 GALA AVENUE WYNDHAM VALE VIC 3024	$555,000	11-Nov-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	1	121m²	178m²

Reason there are fewer than three comparable properties

☐ ~~**I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	____/____/____

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13 PELHAM CRESCENT WYNDHAM VALE VIC 3024
HOUSE
3 2 1 300m² 118m²

Sold Price $575,000 Sold Date 02-Sep-26
Distance 0.7km



37 BURSWOOD DRIVE WYNDHAM VALE VIC 3024
HOUSE
3 2 1 355m² 355m²

Sold Price $560,000 Sold Date 10-Jun-26
Distance 1.63km



34 GALA AVENUE WYNDHAM VALE VIC 3024
HOUSE
3 2 1 178m² 121m²

Sold Price RS $555,000 Sold Date 11-Nov-26
Distance 1.76km



20 NARUNG WAY WYNDHAM VALE VIC 3024
HOUSE
3 2 - 315m² 121m²

Sold Price $531,500 Sold Date 28-Sep-26
Distance 1.5km

RS = Recent sale UN = Undisclosed Sale

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176 GREENS ROAD WYNDHAM VALE VIC 3024

Sold Price $530,000 Sold Date 04-Aug-26

HOUSE

3 2 1 339m² - Distance 1.81km

RS = Recent sale UN = Undisclosed Sale

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