

## 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

47 LADY PENRHYN DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

|   |           |           |
|---|-----------|-----------|
| 21 LADY PENRHYN DRIVE WYNDHAM VALE VIC 3024 | \$685,000 | 04-Sep-25 |
| 6 CHARLOTTE CRESCENT WYNDHAM VALE VIC 3024  | \$692,000 | 22-May-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: 07 May 2026



**21 LADY PENRHYN DRIVE  
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **\$685,000** Sold Date **04-Sep-25**

Distance **0.27km**



**6 CHARLOTTE CRESCENT  
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **\$692,000** Sold Date **22-May-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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