

## 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

11 RIVETING ROAD 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

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Apr 2025

to

31 Mar 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

9 DRYANDRA STREET MANOR LAKES VIC 3024	\$590,000	30-Dec-25
21 CYAD WAY MANOR LAKES VIC 3024	\$591,000	04-Feb-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: 28 April 2026



**9 DRYANDRA STREET MANOR LAKES VIC 3024**

 4  2  2

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**30-Dec-25**

Distance

**1.44km**



**21 CYAD WAY MANOR LAKES VIC 3024**

 4  2  2

Sold Price

**\$591,000**

Sold Date

**04-Feb-25**

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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