

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 BOXER DRIVE WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2025

to

28 Feb 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

7 BOXER DRIVE WYNDHAM VALE VIC 3024	\$640,000	07-Jun-25
9 BOXER DRIVE WYNDHAM VALE VIC 3024	\$645,000	04-Apr-25
31 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024	\$635,000	27-Mar-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: 20 March 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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**7 BOXER DRIVE WYNDHAM VALE
VIC 3024**

 4  2  2

Sold Price

\$640,000

Sold Date

07-Jun-25

Distance

0.04km



**9 BOXER DRIVE WYNDHAM VALE
VIC 3024**

 5  2  2

Sold Price

\$645,000

Sold Date

04-Apr-25

Distance

0.08km



**31 PRINCIPAL DRIVE WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

\$635,000

Sold Date

27-Mar-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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