

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

16 TANE STREET 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

\$450,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

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

15 TANE STREET WYNDHAM VALE VIC 3024	\$425,000	01-Sep-25
34 TAIHU ROAD WYNDHAM VALE VIC 3024	\$420,000	10-Sep-25
60 GRAPPA CIRCUIT WYNDHAM VALE VIC 3024	\$410,000	16-Sep-24

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: 04 March 2026

**15 TANE STREET WYNDHAM VALE
VIC 3024**Sold Price **\$425,000** Sold Date **01-Sep-25**

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Distance **0.05km****34 TAIHU ROAD WYNDHAM VALE
VIC 3024**Sold Price **\$420,000** Sold Date **10-Sep-25**

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Distance **0.11km****60 GRAPPA CIRCUIT WYNDHAM
VALE VIC 3024**Sold Price **\$410,000** Sold Date **16-Sep-24**

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Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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