

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/66 WYNDHAM STREET DRYSDALE VIC 3222

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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

Drysdale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

17/66 WYNDHAM STREET DRYSDALE VIC 3222	\$630,000	19-Nov-24
19/66 WYNDHAM STREET DRYSDALE VIC 3222	\$635,000	21-Jul-24
2/68 HIGH STREET DRYSDALE VIC 3222	\$650,000	14-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 May 2025



**17/66 WYNDHAM STREET
DRYSDALE VIC 3222**

3 2 2

Sold Price

\$630,000

Sold Date

19-Nov-24

Distance

0km



**19/66 WYNDHAM STREET
DRYSDALE VIC 3222**

3 2 2

Sold Price

\$635,000

Sold Date

21-Jul-24

Distance

0km



**2/68 HIGH STREET DRYSDALE VIC
3222**

4 3 2

Sold Price

^{RS} **\$650,000**

Sold Date

14-Mar-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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