

STATEMENT OF INFORMATION

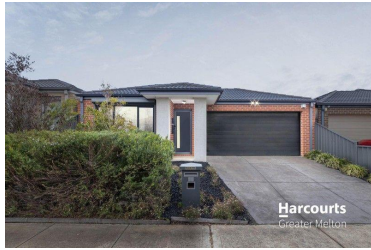
10 CORTLAND STREET, WYNDHAM VALE, VIC 3024

PREPARED BY SEBASTIAN OBEROI, HARCOURTS GREATER MELTON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 CORTLAND STREET, WYNDHAM VALE, 3 2 2

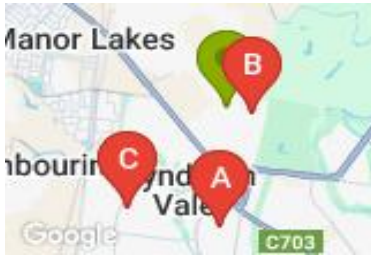
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$485,000 to \$525,000**

Provided by: Sebastian Oberoi, Harcourts Greater Melton

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$590,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



10 WHITEHAVEN ST, WYNDHAM VALE, VIC

3 2 2

Sale Price

\$500,000

Sale Date: 01/07/2025

Distance from Property: 1.7km



32 FEDERAL DR, WYNDHAM VALE, VIC 3024

3 2 1

Sale Price

\$490,000

Sale Date: 22/08/2025

Distance from Property: 326m



24 ORANA ST, WYNDHAM VALE, VIC 3024

4 2 4

Sale Price

\$524,000

Sale Date: 04/10/2025

Distance from Property: 1.9km



This report has been compiled on 26/11/2025 by Harcourts Greater Melton. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **10 CORTLAND STREET, WYNDHAM VALE, VIC 3024**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$485,000 to \$525,000**

Median sale price

Median price: **\$590,000** Property type: **House** Suburb: **WYNDHAM VALE**
Period: **01 October 2024 to 30 September 2025** Source: **pricefinder**

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 WHITEHAVEN ST, WYNDHAM VALE, VIC 3024	\$500,000	01/07/2025
32 FEDERAL DR, WYNDHAM VALE, VIC 3024	\$490,000	22/08/2025
24 ORANA ST, WYNDHAM VALE, VIC 3024	\$524,000	04/10/2025

This Statement of Information was prepared on: **26/11/2025**