

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 12 STRADBROKE WAY, 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 \$595,000 & \$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$568,825 \*House x \*Unit Suburb WYNDHAM VALE

Period - From 01 Aug 2024 to 31 July 2025 Source Core Logic

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 23 WHITEHALL CRESCENT, WERRIBEE VIC 3030	\$601,000	11-Aug-25
2. 14 GREENHILL CRESCENT, WYNDHAM VALE VIC 3024	\$600,000	08-April - 25
3. 58 BROUGHAM AVENUE, WYNDHAM VALE VIC 3024	\$595,000	20 – May - 25

**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 six months.

Property data source: Corelogic.com.au. Generated on 06/08/2025