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

14 TERAI 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 \$730,000 & \$750,000	Single Price		or range between	\$730,000	&	\$750,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$585,000	Prop	erty type	type House		Suburb	Wyndham Vale
Period-from	01 Nov 2024	to	31 Oct 2	2025	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
18 CAVALIER STREET WYNDHAM VALE VIC 3024	\$778,000	19-Mar-25
52 DAJARRA AVENUE WYNDHAM VALE VIC 3024	\$760,000	19-Aug-25
12 LAKEFIELD WAY WYNDHAM VALE VIC 3024	\$750,000	20-Aug-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: 25 November 2025





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18 CAVALIER STREET WYNDHAM Sold Price VALE VIC 3024

\$778,000 Sold Date 19-Mar-25

Distance 0.36km



52 DAJARRA AVENUE WYNDHAM Sold Price VALE VIC 3024

\$760,000 Sold Date 19-Aug-25

Distance 0.38km



12 LAKEFIELD WAY WYNDHAM VALE VIC 3024

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Sold Price

\$750,000 Sold Date **20-Aug-25**

Distance 0.42km

□ 4 **□** 2 **□**

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RS = Recent sale

UN = Undisclosed Sale

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