

## 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 TERA STREET 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

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Nov 2024

to

31 Oct 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


**18 CAVALIER STREET WYNDHAM  
VALE VIC 3024**

 4
  3
  2

Sold Price

**\$778,000**

Sold Date

**19-Mar-25**

Distance

**0.36km**

**52 DAJARRA AVENUE WYNDHAM  
VALE VIC 3024**

 4
  2
  2

Sold Price

**\$760,000**

Sold Date

**19-Aug-25**

Distance

**0.38km**

**12 LAKEFIELD WAY WYNDHAM  
VALE VIC 3024**

 4
  2
  2

Sold Price

**\$750,000**

Sold Date

**20-Aug-25**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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