

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

4 CRATHES 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

or range
between

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2024

to

30 Sep 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

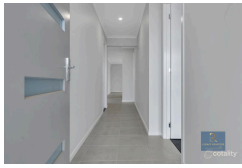
Date of sale

9 BRONWYN WAY WYNDHAM VALE VIC 3024	\$690,000	17-May-25
32 MARGIE STREET WYNDHAM VALE VIC 3024	\$690,000	10-Oct-25
11 TERA STREET WYNDHAM VALE VIC 3024	\$685,000	28-May-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: 23 October 2025



**9 BRONWYN WAY WYNDHAM
VALE VIC 3024**

 5
  2
  2

Sold Price **\$690,000** Sold Date **17-May-25**

Distance **0.74km**



**32 MARGIE STREET WYNDHAM
VALE VIC 3024**

 4
  2
  2

Sold Price ^{RS} **\$690,000** Sold Date **10-Oct-25**

Distance **0.66km**



**11 TERAÍ STREET WYNDHAM VALE
VIC 3024**

 4
  2
  2

Sold Price **\$685,000** Sold Date **28-May-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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