

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

41 AMESBURY AVENUE 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

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2024

to

30 Nov 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

81 RIBBLESDALE AVENUE WYNDHAM VALE VIC 3024	\$655,000	08-Oct-25
4 AMESBURY AVENUE WYNDHAM VALE VIC 3024	\$652,000	11-Sep-25
16 ALDRIDGE ROAD WYNDHAM VALE VIC 3024	\$625,000	03-Sep-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: 16 December 2025


**81 RIBBLESDALE AVENUE
WYNDHAM VALE VIC 3024**
 4  2  2

Sold Price

\$655,000

 Sold Date **08-Oct-25**

 Distance **0.17km**

**4 AMESBURY AVENUE WYNDHAM
VALE VIC 3024**
 4  2  2

Sold Price

\$652,000

 Sold Date **11-Sep-25**

 Distance **0.27km**

**16 ALDRIDGE ROAD WYNDHAM
VALE VIC 3024**
 4  2  2

Sold Price

\$625,000

 Sold Date **03-Sep-25**

 Distance **0.31km**

**18 EDISON DRIVE WYNDHAM VALE
VIC 3024**
 4  2  2

Sold Price

\$660,000

 Sold Date **02-Sep-25**

 Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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