

## 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

45 HONOUR AVENUE 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

\$600,000

&

\$640,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 37 WHITEHAVEN STREET WYNDHAM VALE VIC 3024 | \$635,000 | 14-Aug-25 |
| 3 TOOHEY COURT WYNDHAM VALE VIC 3024       | \$630,000 | 04-Jun-25 |
| 49 ALDRIDGE ROAD WYNDHAM VALE VIC 3024     | \$600,000 | 20-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: 16 October 2025


**37 WHITEHAVEN STREET  
WYNDHAM VALE VIC 3024**

 3
  2
  2

Sold Price **\$635,000** Sold Date **14-Aug-25**

Distance **0.06km**


**3 TOOHEY COURT WYNDHAM  
VALE VIC 3024**

 3
  2
  2

Sold Price **\$630,000** Sold Date **04-Jun-25**

Distance **0.83km**


**49 ALDRIDGE ROAD WYNDHAM  
VALE VIC 3024**

 3
  2
  2

Sold Price **\$600,000** Sold Date **20-May-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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