

## 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

62 WOLLAHRA RISE 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$331,500

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Aug 2024

to

31 Jul 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 SUE STREET WYNDHAM VALE VIC 3024	\$667,000	04-Apr-25
139 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$673,000	23-Jul-25
11 TERA STREET WYNDHAM VALE VIC 3024	\$685,000	10-Jun-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: 27 August 2025


**9 SUE STREET WYNDHAM VALE  
VIC 3024**
 4
  2
  2

Sold Price

**\$667,000**

 Sold Date **04-Apr-25**

 Distance **0.36km**

**139 BRIGHTVALE BOULEVARD  
WYNDHAM VALE VIC 3024**
 4
  2
  2

Sold Price

**\$673,000**

 Sold Date **23-Jul-25**

 Distance **1.11km**

**11 TERAÍ STREET WYNDHAM VALE  
VIC 3024**
 4
  2
  2

Sold Price

<sup>RS</sup> **\$685,000**

 Sold Date **10-Jun-25**

 Distance **1.18km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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