

## 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

7 THORNTON GROVE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 10 JESSEN WAY WYNDHAM VALE VIC 3024    | \$640,000 | 14-Jul-25 |
| 8 MASSIMO STREET WYNDHAM VALE VIC 3024 | \$630,000 | 07-Jun-25 |
| 8 PASCOLO WAY WYNDHAM VALE VIC 3024    | \$643,000 | 08-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: 15 October 2025


**10 JESSEN WAY WYNDHAM VALE VIC 3024**

Sold Price

**\$640,000**

Sold Date

**14-Jul-25**


4



2



2

Distance

**0km**

**8 MASSIMO STREET WYNDHAM VALE VIC 3024**

Sold Price

**\$630,000**

Sold Date

**07-Jun-25**


4



2



2

Distance

**0km**

**8 PASCOLO WAY WYNDHAM VALE VIC 3024**

Sold Price

**\$643,000**

Sold Date

**08-Aug-25**


4



2



2

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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