

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 13 Horgi 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 NA or range between \$660,000 & \$680,000

Median sale price

Median price \$570,000 Property type House Suburb Wyndham Vale

Period - From 01/08/2024 to 31/07/2025 Source Cotality

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of Comparable Property	Price	Date of Sale
139 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$673,000	25-Jul-25
24 TAUPE STREET WYNDHAM VALE VIC 3024	\$699,900	19-Mar-25
11 TERA STREET WYNDHAM VALE VIC 3024	\$685,000	10-Jun-25

This Statement of Information was prepared on: 18/08/2025