

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

4 ELVERSON WAY 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2025

to

31 May 2026

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

3 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$655,000	23-Apr-26
7 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$624,000	02-Apr-26
4 HOUNSLOW DRIVE WYNDHAM VALE VIC 3024	\$640,000	15-May-26

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: 17 June 2026


**3 MILLBROOK DRIVE WYNDHAM
VALE VIC 3024**
 4
  2
  2

Sold Price

\$655,000

Sold Date

23-Apr-26

Distance

0.74km

**7 MILLBROOK DRIVE WYNDHAM
VALE VIC 3024**
 4
  2
  2

Sold Price

\$624,000

Sold Date

02-Apr-26

Distance

0.76km

**4 HOUNSLOW DRIVE WYNDHAM
VALE VIC 3024**
 3
  2
  2

Sold Price

^{RS} **\$640,000** ^{UN}

Sold Date

15-May-26

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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