

## 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

18 CUBBYHOUSE ROAD 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

\$689,000

&

\$746,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

7 PECORA WAY WYNDHAM VALE VIC 3024	\$730,000	29-Mar-25
1 SILAGE WAY WYNDHAM VALE VIC 3024	\$735,000	29-Nov-24
2 APORUM AVENUE WYNDHAM VALE VIC 3024	\$700,000	06-Oct-24

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: 04 July 2025


**7 PECORA WAY WYNDHAM VALE  
VIC 3024**

Sold Price

RS

**\$730,000**

Sold Date

**29-Mar-25**


4



2



2

Distance

**0km**

**1 SILAGE WAY WYNDHAM VALE  
VIC 3024**

Sold Price

**\$735,000**

Sold Date

**29-Nov-24**


4



2



2

Distance

**0km**

**2 APORUM AVENUE WYNDHAM  
VALE VIC 3024**

Sold Price

**\$700,000**

Sold Date

**06-Oct-24**


4



2



2

Distance

**2.86km**

RS = Recent sale

UN = Undisclosed Sale

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