

## 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

22 BROOKSIDE DRIVE 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

\$699,000

&

\$749,000

### 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

82 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024	\$730,000	12-Mar-26
12 JOYOUS STREET WYNDHAM VALE VIC 3024	\$738,000	28-Mar-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: 09 June 2026


**82 ANNIVERSARY AVENUE  
WYNDHAM VALE VIC 3024**
 4   
  2   
  -

 Sold Price    **\$730,000**    Sold Date    **12-Mar-26**

 Distance    **0km**

**12 JOYOUS STREET WYNDHAM  
VALE VIC 3024**
 4   
  2   
  2

 Sold Price    **\$738,000**    Sold Date    **28-Mar-26**

 Distance    **0km**

RS = Recent sale

UN = Undisclosed Sale

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