

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

12 STRADBROKE WAY, 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$568,825

\*House

x

\*Unit

Suburb

WYNDHAM VALE

Period - From

01 Aug 2024

to

31 July 2025

Source

Core Logic

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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  |
|-------------------------------------------------|-----------|---------------|
| 1. 23 WHITEHALL CRESCENT, WERRIBEE VIC 3030     | \$601,000 | 11-Aug-25     |
| 2. 14 GREENHILL CRESCENT, WYNDHAM VALE VIC 3024 | \$600,000 | 08-April - 25 |
| 3. 58 BROUGHAM AVENUE, WYNDHAM VALE VIC 3024    | \$595,000 | 20 – May - 25 |

**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.

Property data source: Corelogic.com.au. Generated on 06/08/2025