

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

11 Boulderwood Way, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000 & \$605,000

Median sale price

Median price \$619,900 Property Type House Suburb Wyndham Vale

Period - From 24/07/2025 to 23/07/2026 Source Property Data

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 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	2 Drop Wlk WYNDHAM VALE 3024	\$605,000	11/05/2026
2	17 Bursa Dr WYNDHAM VALE 3024	\$610,000	07/05/2026
3	17 Junonia Way WYNDHAM VALE 3024	\$600,000	29/04/2026

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 six months.~~

This Statement of Information was prepared on:

24/07/2026 10:13



4 2 2

Property Type: House
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$585,000 - \$605,000
Median House Price
24/07/2025 - 23/07/2026: \$619,900

Comparable Properties



2 Drop Wlk WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$605,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 334 sqm approx



17 Bursa Dr WYNDHAM VALE 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 393 sqm approx



17 Junonia Way WYNDHAM VALE 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 29/04/2026
Property Type: House
Land Size: 428 sqm approx