

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 \$550,000 & \$575,000

Median sale price

Median price \$610,000 Property Type House Suburb Wyndham Vale

Period - From 15/09/2025 to 14/09/2026 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	20 Greenmont Rd WYNDHAM VALE 3024	\$555,000	24/07/2026
2	24 Broberg St WYNDHAM VALE 3024	\$580,000	21/06/2026
3	9 Tara Cr WYNDHAM VALE 3024	\$575,000	09/06/2026

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: 15/09/2026 10:57



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

Indicative Selling Price
\$550,000 - \$575,000
Median House Price
15/09/2025 - 14/09/2026: \$610,000

Comparable Properties



20 Greenmont Rd WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$555,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 294 sqm approx



24 Broberg St WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$580,000
Method: Private Sale
Date: 21/06/2026
Property Type: House
Land Size: 308 sqm approx



9 Tara Cr WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$575,000
Method: Private Sale
Date: 09/06/2026
Property Type: House
Land Size: 262 sqm approx