

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

7 MIDEWIN WAY WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2025

to

30 Apr 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

3 MIDEWIN WAY WYNDHAM VALE VIC 3024	\$715,000	08-Apr-26
58 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$720,000	16-Apr-26
17 PEAR STREET WYNDHAM VALE VIC 3024	\$706,000	04-Dec-25

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.~~

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3 MIDEWIN WAY WYNDHAM VALE VIC 3024 Sold Price

\$715,000 Sold Date **08-Apr-26**

5 3 2

Distance **0.03km**



58 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024 Sold Price

RS \$720,000 Sold Date **16-Apr-26**

4 2 2

Distance **0.23km**



17 PEAR STREET WYNDHAM VALE VIC 3024 Sold Price

\$706,000 Sold Date **04-Dec-25**

4 2 2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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