

## 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

17 HARCOURT SQUARE 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

\$650,000

&

\$710,000

### 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

2 CASHMERE COURT WYNDHAM VALE VIC 3024	\$750,000	14-Mar-26
369 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$645,000	05-Jan-26
10 SOMERSET CLOSE WERRIBEE VIC 3030	\$660,000	17-Apr-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: 12 May 2026


**2 CASHMERE COURT WYNDHAM  
VALE VIC 3024**
 4  2  5

Sold Price

<sup>RS</sup>
**\$750,000**

Sold Date

**14-Mar-26**

Distance

**0.23km**

**369 MCGRATH ROAD WYNDHAM  
VALE VIC 3024**
 3  2  2

Sold Price

**\$645,000**

Sold Date

**05-Jan-26**

Distance

**0.36km**

**10 SOMERSET CLOSE WERRIBEE  
VIC 3030**
 3  1  3

Sold Price

<sup>RS</sup>
**\$660,000**

Sold Date

**17-Apr-26**

Distance

**0.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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