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<br>Including suburb and postcode | 40 CLOUDBURST AVENUE 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 | $620,000 | & | $650,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $585,000 | Property type | House | Suburb | Wyndham Vale |
|---|---|---|---|---|---|
| Period-from | 01 Nov 2024 | to | 31 Oct 2025 | 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.

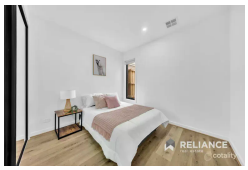
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 62 WOLLAHRA RISE WYNDHAM VALE VIC 3024 | $660,000 | 07-Oct-25 |
| 12 WHEATSHEAF ROAD WYNDHAM VALE VIC 3024 | $630,000 | 23-Jun-25 |
| 58 WOONAN DRIVE WYNDHAM VALE VIC 3024 | $660,000 | 29-Sep-25 |

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.~~

This Statement of Information was prepared on: 07 November 2025

Harman Singh
P 0413395000
M 0413395000
E harman.singh@hockingstuart.com



**62 WOLLAHRA RISE WYNDHAM VALE VIC 3024**

4 2 2

Sold Price RS $660,000 Sold Date 07-Oct-25

Distance 0.71km



**12 WHEATSHEAF ROAD WYNDHAM VALE VIC 3024**

4 2 2

Sold Price $630,000 Sold Date 23-Jun-25

Distance 0.58km




**58 WOONAN DRIVE WYNDHAM VALE VIC 3024**

4 2 2

Sold Price $660,000 Sold Date 29-Sep-25

Distance 0.69km

**RS** = Recent sale **UN** = Undisclosed Sale

**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.
While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.