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	23 BRIGHTVALE BOULEVARD 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	$450,000	&	$495,000

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
8 TERAI STREET WYNDHAM VALE VIC 3024	$462,500	07-May-26
34 MARACAIBO CRESCENT MANOR LAKES VIC 3024	$515,000	17-Feb-26
22 ANDRIA DRIVE TARNEIT VIC 3029	$606,900	16-Jul-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: 18 May 2026

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8 TERAI STREET WYNDHAM VALE VIC 3024

- - -

Sold Price RS $462,500 Sold Date 07-May-26

Distance 0.75km



34 MARACAIBO CRESCENT MANOR LAKES VIC 3024

- - -

Sold Price $515,000 Sold Date 17-Feb-26

Distance 1.92km



22 ANDRIA DRIVE TARNEIT VIC 3029

- - -

Sold Price $606,900 Sold Date 16-Jul-25

Distance 2.4km

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

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