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	24 BROBERG STREET 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	$575,000	&	$630,000

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
47 GALA AVENUE WYNDHAM VALE VIC 3024	$605,000	18-May-26
15 ORVALIA ROAD MANOR LAKES VIC 3024	$605,000	27-Apr-26
42 SERAPHINA DRIVE WYNDHAM VALE VIC 3024	$622,000	30-Mar-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: 27 May 2026

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47 GALA AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $605,000 Sold Date 18-May-26

Distance 0.39km



15 ORVALIA ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price Sold Date 27-Apr-26

Distance 2.5km



42 SERAPHINA DRIVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price $622,000 Sold Date 30-Mar-26

Distance 0.89km



44 PARAMOUNT BOULEVARD WYNDHAM VALE VIC 3024

4 2 2

Sold Price $630,000 Sold Date 17-Mar-26

Distance 0.51km

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

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