

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

1/337 MCGRATH ROAD 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Sep 2025

to

31 Aug 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

1/4 DURVILLE STREET WYNDHAM VALE VIC 3024	\$471,500	04-May-26
1/7 GRACE CLOSE WYNDHAM VALE VIC 3024	\$455,000	30-May-26
2B PROVAN DRIVE WYNDHAM VALE VIC 3024	\$450,000	09-Jun-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: 08 September 2026



1/4 DURVILLE STREET WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$471,500

Sold Date **04-May-26**

Distance **0.94km**



1/7 GRACE CLOSE WYNDHAM VALE VIC 3024

3 1 1

Sold Price

\$455,000

Sold Date **30-May-26**

Distance **1.39km**



2B PROVAN DRIVE WYNDHAM VALE VIC 3024

2 1 7

Sold Price

\$450,000

Sold Date **09-Jun-26**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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