

## 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

11 SPOT AVENUE 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

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2025

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 19 BOXER DRIVE WYNDHAM VALE VIC 3024    | \$680,000 | 23-Mar-26 |
| 34 BASSETT AVENUE WYNDHAM VALE VIC 3024 | \$715,000 | 10-Dec-25 |
| 44 BASSETT AVENUE WYNDHAM VALE VIC 3024 | \$770,000 | 28-Nov-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: 25 March 2026

Joanna Zhou

P 0398998989

M 0426186737

E joanna.zhou@eighthquarter.com.au


**19 BOXER DRIVE WYNDHAM VALE VIC 3024**

Sold Price

<sup>RS</sup> **\$680,000** <sup>UN</sup>

Sold Date

**23-Mar-26**

4
 2
 2

Distance

**0.02km**
**34 BASSETT AVENUE WYNDHAM VALE VIC 3024**

Sold Price

**\$715,000**

Sold Date

**10-Dec-25**

4
 2
 2

Distance

**0.16km**
**44 BASSETT AVENUE WYNDHAM VALE VIC 3024**

Sold Price

**\$770,000**

Sold Date

**28-Nov-25**

4
 2
 -

Distance

**0.21km**
**17 PEAR STREET WYNDHAM VALE VIC 3024**

Sold Price

**\$706,000**

Sold Date

**04-Dec-25**

4
 2
 2

Distance

**0.17km****RS** = Recent sale**UN** = Undisclosed Sale

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