

# 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 13 Horgi Street 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 NA or range between \$665,000 & \$685,000

### Median sale price

Median price \$602,000 Property type House Suburb Wyndham Vale

Period - From 01/04/2025 to 31/03/2026 Source Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

| Address of Comparable Property            | Price     | Date of Sale |
|-------------------------------------------|-----------|--------------|
| 10 HORG ST, WYNDHAM VALE, VIC 3024        | \$665,000 | 21/11/2025   |
| 178 WOLLAHRA RISE, WYNDHAM VALE, VIC 3024 | \$690,000 | 30/09/2025   |
| 9 KELSEY RD, WYNDHAM VALE, VIC 3024       | \$689,900 | 07/11/2025   |

This Statement of Information was prepared on: 16/04/2026