

## 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

37 BURSWOOD DRIVE 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

\$575,000

&

\$625,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 33 BURSWOOD DRIVE WYNDHAM VALE VIC 3024 | \$570,000 | 06-Dec-25 |
| 20 GUNGURRA GROVE WYNDHAM VALE VIC 3024 | \$587,000 | 22-Oct-25 |
| 28 BURSWOOD DRIVE WYNDHAM VALE VIC 3024 | \$600,000 | 21-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.~~

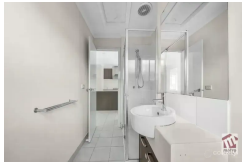
This Statement of Information was prepared on: 20 May 2026



**33 BURSWOOD DRIVE WYNDHAM VALE VIC 3024** Sold Price **\$570,000** Sold Date **06-Dec-25**

4 2 1

Distance **0.02km**



**20 GUNGURRA GROVE WYNDHAM VALE VIC 3024** Sold Price **\$587,000** Sold Date **22-Oct-25**

3 2 2

Distance **0.03km**



**28 BURSWOOD DRIVE WYNDHAM VALE VIC 3024** Sold Price **\$600,000** Sold Date **21-Jul-25**

3 2 2

Distance **0.05km**



**31 BURSWOOD DRIVE WYNDHAM VALE VIC 3024** Sold Price **\$565,000** Sold Date **22-Sep-25**

3 2 1

Distance **0.03km**

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

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