

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

4 CLIMBING DRIVE 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

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

6 FARMINGTON ROAD WYNDHAM VALE VIC 3024	\$650,000	30-Nov-25
11 HORGİ STREET WYNDHAM VALE VIC 3024	\$650,000	17-Apr-26
19 ESHAL CRESCENT WYNDHAM VALE VIC 3024	\$635,000	06-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: 01 May 2026


6 FARMINGTON ROAD WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

\$650,000

Sold Date

30-Nov-25

Distance

1.23km

11 HORGISTREET WYNDHAM VALE VIC 3024

 4
  2
  2

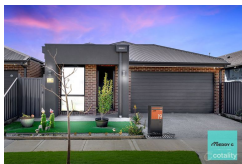
Sold Price

^{RS} **\$650,000**

Sold Date

17-Apr-26

Distance

1.39km

19 ESHAL CRESCENT WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

\$635,000

Sold Date

06-Nov-25

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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