

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

8 PEMBURY WAY 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

\$640,000

&

\$680,000

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

31 ORANA STREET WYNDHAM VALE VIC 3024	\$642,000	27-Feb-26
47 GRANDVISTA BOULEVARD WERRIBEE VIC 3030	\$680,000	04-May-26
54 MERULA DRIVE MAMBOURIN VIC 3024	\$661,000	13-Apr-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: 22 May 2026


**31 ORANA STREET WYNDHAM
VALE VIC 3024**

 4
  2
  2

Sold Price **\$642,000** Sold Date **27-Feb-26**

Distance **0.83km**


**47 GRANDVISTA BOULEVARD
WERRIBEE VIC 3030**

 4
  2
  2

Sold Price ^{RS} **\$680,000** Sold Date **04-May-26**

Distance **0.94km**


**54 MERULA DRIVE MAMBOURIN
VIC 3024**

 4
  2
  -

Sold Price **\$661,000** Sold Date **13-Apr-26**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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