

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

369 MCGRATH ROAD 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

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2024

to

30 Sep 2025

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

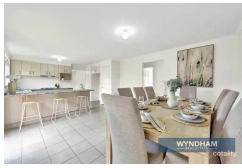
Date of sale

17 CULLEN DRIVE WYNDHAM VALE VIC 3024	\$670,000	07-Jul-25
2 BEXLEY CLOSE WERRIBEE VIC 3030	\$670,000	16-Aug-25
11 SOMERSET CLOSE WERRIBEE VIC 3030	\$710,000	30-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: 27 October 2025



**17 CULLEN DRIVE WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price

\$670,000

Sold Date

07-Jul-25

Distance

1.6km



**2 BEXLEY CLOSE WERRIBEE VIC
3030**

3 2 2

Sold Price

Sold Date

16-Aug-25

Distance

0.83km



**11 SOMERSET CLOSE WERRIBEE
VIC 3030**

3 2 2

Sold Price

\$710,000

Sold Date

30-Jul-25

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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