

STATEMENT OF INFORMATION

40 STONECROP WAY, WYNDHAM VALE, VIC 3024

PREPARED BY CHETAN RAJ, EQUITY WISE REAL ESTATE, PHONE: 0468373955



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 STONECROP WAY, WYNDHAM VALE, VIC 3024

4 2 2

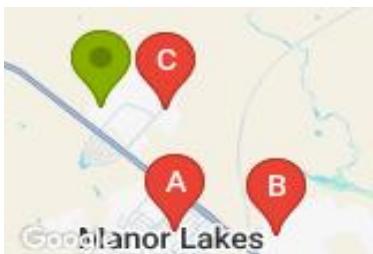
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$620,000 to \$640,000**

Provided by: Chetan Raj, Equity Wise Real Estate

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$590,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



21 PIERBROOK AVE, MANOR LAKES, VIC 3024

4 2 2

Sale Price

***\$620,000**

Sale Date: 04/12/2025

Distance from Property: 2km



33 GRIMA CRES, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

***\$640,000**

Sale Date: 04/12/2025

Distance from Property: 2.9km



90 WELCOME PDE, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

\$640,000

Sale Date: 02/10/2025

Distance from Property: 843m

This report has been compiled on 19/12/2025 by Equity Wise Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 STONECROP WAY, WYNDHAM VALE, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$620,000 to \$640,000

Median sale price

Median price	\$590,000	Property type	House	Suburb	WYNDHAM VALE
Period	01 October 2024 to 30 September 2025	Source			

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

21 PIERBROOK AVE, MANOR LAKES, VIC 3024	\$620,000	04/12/2025
33 GRIMA CRES, WYNDHAM VALE, VIC 3024	\$640,000	04/12/2025
90 WELCOME PDE, WYNDHAM VALE, VIC 3024	\$640,000	02/10/2025

This Statement of Information was prepared on:

19/12/2025