

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 BROUGHAM AVENUE, WYNDHAM**

 3  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$650,000 to \$700,000**

Provided by: Balraj Singh, Equity Wise Real Estate

## MEDIAN SALE PRICE



**WYNDHAM VALE, VIC, 3024**

Suburb Median Sale Price (House)

**\$610,000**

01 January 2026 to 31 March 2026

Provided by: 

## 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 agent's representative considers to be most comparable to the property for sale.



**264 BALLAN RD, WYNDHAM VALE, VIC 3024**

 4  2  6

Sale Price

**\$650,000**

Sale Date: 03/03/2026

Distance from Property: 1.4km



**11 BOTANIC WAY, WYNDHAM VALE, VIC 3024**

 5  2  2

Sale Price

**\*\$707,250**

Sale Date: 01/04/2026

Distance from Property: 763m



**29 GREENGABLES DR, WYNDHAM VALE, VIC**

 4  2  2

Sale Price

**\$710,000**

Sale Date: 06/01/2026

Distance from Property: 1.3km



This report has been compiled on 22/04/2026 by Equity Wise Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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