

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

6 FAWN STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2025

to

31 May 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

2 FAWN STREET WYNDHAM VALE VIC 3024	\$620,000	29-Aug-25
9 FAWN STREET WYNDHAM VALE VIC 3024	\$685,000	31-Jan-26
62 WOLLAHRA RISE WYNDHAM VALE VIC 3024	\$660,000	08-Oct-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: 15 June 2026


2 FAWN STREET WYNDHAM VALE VIC 3024

Sold Price

\$620,000

Sold Date

29-Aug-25
 4
  2
  2

Distance

0.02km

9 FAWN STREET WYNDHAM VALE VIC 3024

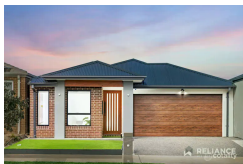
Sold Price

\$685,000

Sold Date

31-Jan-26
 4
  2
  2

Distance

0.05km

62 WOLLAHRA RISE WYNDHAM VALE VIC 3024

Sold Price

\$660,000

Sold Date

08-Oct-25
 4
  2
  2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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