

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 7 Plumstead Street Wyndham Vale VIC 3024

Including suburb and  
postcode

#### 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 \$\*795,000 & \$870,000

#### Median sale price

Median price \$639,900 Property Type 4 bedroom house Suburb Wyndham Vale VIC 3024

Period - From 03.2025 to 02.2026 Source realestate.com.au

#### 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 six 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
1 9 Anniversary Avenue, Wyndham Vale, Vic 3024	\$868,000	15.10.2025
2 9 Mopane Circuit, Wyndham Vale, Vic 3024	\$850,000	24.10.2025
3 2 Brookside Drive, Wyndham Vale, Vic 3024	\$860,000	30.10.2025

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 six months.~~

This Statement of Information was prepared on: 17.03.2026