

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

2 Moonah Court, Wyndham Vale Vic 3024

Indicative selling price

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

Range between

\$560,000

&

\$615,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Wyndham Vale

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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	16 Karong Dr WYNDHAM VALE 3024	\$606,000	02/10/2025
2	13 Karong Dr WYNDHAM VALE 3024	\$615,000	16/09/2025
3	21 Storkbill Rd WYNDHAM VALE 3024	\$555,000	21/08/2025

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:

27/10/2025 18:50



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$615,000
Median House Price
Year ending September 2025: \$590,000

Comparable Properties



16 Karong Dr WYNDHAM VALE 3024 (REI)
Agent Comments
3 2 5
Price: \$606,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 476 sqm approx



13 Karong Dr WYNDHAM VALE 3024 (REI/VG)
Agent Comments
3 2 2
Price: \$615,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 493 sqm approx



21 Storkbill Rd WYNDHAM VALE 3024 (REI/VG)
Agent Comments
3 2 1
Price: \$555,000
Method: Private Sale
Date: 21/08/2025
Property Type: House (Res)
Land Size: 425 sqm approx