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	2 Moonah Court, Wyndham Vale Vic 3024
Including suburb and	
postcode	

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	Pro	perty 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.

Ad	dress 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)

3



8

5

Agent Comments

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)



2



2

Agent Comments

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)

3



2



Price: \$555,000 Method: Private Sale Date: 21/08/2025

Property Type: House (Res) **Land Size:** 425 sqm approx

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.