

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

9 HAPPINESS WAY 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2025

to

28 Feb 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

7 DAJARRA AVENUE WYNDHAM VALE VIC 3024	\$675,000	29-Jan-26
1 FIORELLO STREET WYNDHAM VALE VIC 3024	\$713,000	24-Oct-25
19 BLACKBERRY STREET MANOR LAKES VIC 3024	\$695,000	21-Nov-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: 13 March 2026



7 DAJARRA AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

^{RS}

\$675,000

Sold Date

29-Jan-26

Distance

1.35km



1 FIORELLO STREET WYNDHAM VALE VIC 3024

5 2 2

Sold Price

\$713,000

Sold Date

24-Oct-25

Distance

0km



19 BLACKBERRY STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

\$695,000

Sold Date

21-Nov-25

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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