

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

41 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

\$580,000

&

\$620,000

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

9 HOMECREST CRESCENT WYNDHAM VALE VIC 3024	\$600,000	20-Nov-25
17 MISO ROAD WYNDHAM VALE VIC 3024	\$632,000	01-Oct-25
7 ZIGGY ROAD WYNDHAM VALE VIC 3024	\$585,000	26-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: 27 March 2026



**9 HOMECREST CRESCENT
 WYNDHAM VALE VIC 3024**

 4  2  2

Sold Price **\$600,000** Sold Date **20-Nov-25**

Distance **0km**



**17 MISO ROAD WYNDHAM VALE
 VIC 3024**

 4  2  2

Sold Price **\$632,000** Sold Date **01-Oct-25**

Distance **0.44km**



**7 ZIGGY ROAD WYNDHAM VALE
 VIC 3024**

 4  2  2

Sold Price **\$585,000** Sold Date **26-Nov-25**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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