

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 Including suburb and postcode	2 Halladale Avenue Wyndham Vale, 3024
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Indicative selling price

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

Range between	\$620,000 & \$660,000
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Median sale price

Median price	\$675,000	Property Type	HOUSE	Suburb	WYNDHAM VALE
Period - From	30-Jul-2025	to	29-Jul-2026	Source	Corelogic

Comparable property sales

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	40 Halladale Avenue Wyndham Vale 602m2	\$685,000	22-Jun-2026
2	16 Mundi Crescent Manor Lakes 672m2	\$685,000	14-Feb-2026
3	9 Charlotte Crescent Wyndham Vale 603m2	\$716,000	23-Feb-2026

This statement of information was prepared on 30-Jul-2026 at 6:20:03 PM AEST