

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 84 Smile Crescent, Wyndham Vale, VIC 3024

Indicative selling price

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

Price Range

\$875,000

&

\$950,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/06/2025

to

31/05/2026

Source

Cotality

Comparable property sales

A

These are two 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

9 ANNIVERSARY AVENUE, WYNDHAM VALE VIC 3024	\$868,000	21/09/2025
2 BROOKSIDE DRIVE, WYNDHAM VALE VIC 3024	\$860,000	30/10/2025

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: 19/06/2026