

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 SMILE CRESCENT 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

\$576,000

&

\$618,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Aug 2025

to

31 Jul 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

3 VACCA STREET WYNDHAM VALE VIC 3024	\$625,000	05-Mar-26
14 SUPERB ROAD WYNDHAM VALE VIC 3024	\$699,900	07-May-26
10 RIVETING ROAD WYNDHAM VALE VIC 3024	\$605,150	19-Jan-26

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: 18 August 2026



**3 VACCA STREET WYNDHAM
VALE VIC 3024**

 3  2  2

Sold Price

^{RS}

\$625,000

Sold Date

05-Mar-26

Distance

0.38km



**14 SUPERB ROAD WYNDHAM
VALE VIC 3024**

 2  2  2

Sold Price

\$699,900

Sold Date

07-May-26

Distance

1.35km



**10 RIVETING ROAD WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

\$605,150

Sold Date

19-Jan-26

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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