

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

6 HAYMARKET CIRCUIT 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2025

to

31 Aug 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

4 ELVERSON WAY WYNDHAM VALE VIC 3024	\$673,000	22-Jun-26
3 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$655,000	23-Apr-26
7 GLEE STREET WYNDHAM VALE VIC 3024	\$650,000	27-Jun-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: 02 September 2026


4 ELVERSON WAY WYNDHAM VALE VIC 3024

Sold Price

^{RS}
\$673,000

Sold Date

22-Jun-26
 4
 2
 -

Distance

0.16km

3 MILLBROOK DRIVE WYNDHAM VALE VIC 3024

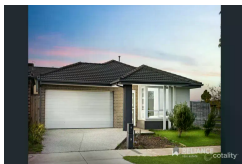
Sold Price

\$655,000

Sold Date

23-Apr-26
 4
 2
 2

Distance

0.24km

7 GLEE STREET WYNDHAM VALE VIC 3024

Sold Price

\$650,000

Sold Date

27-Jun-26
 4
 2
 2

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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