

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 180 GREENS RD, WYNDHAM VALE VIC 3024

Indicative selling price

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

Price Range \$675,000 - \$720,000

Median sale price

Median price \$640,000

Property type House

Suburb Wyndham Vale

Period - From April 2025

to

April 2026

Source Domain

Comparable property sales

A* These are the four properties sold within six kilometres of the property for sale in the last 12 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
131 GREENS RD, WYNDHAM VALE, VIC 3024	\$695,000	11/02/2026
151 GREENS RD, WYNDHAM VALE, VIC 3024	\$715,000	16/04/2025
19 HAPPYINESS WAY, WYNDHAM VALE, VIC 3024	\$740,000	21/05/2025
165 STANMORE CRESCENT, WYNDHAM VALE, VIC 3024	\$750,000	17/11/2025

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 12 months.~~

This Statement of Information was prepared on: 17/05/2026

Properties in Wyndham Vale

Sold Price \$695,000 – Sold Date 11/02/2026 - 131 GREENS RD, WYNDHAM VALE, VIC 3024

Sold Price \$715,000 – Sold Date 16/04/2025 - 151 GREENS RD, WYNDHAM VALE, VIC 3024

Sold Price \$740,000 – Sold Date 21/05/2025 - 19 HAPPYINESS WAY, WYNDHAM VALE, VIC 3024

Sold Price \$750,000 – Sold Date 17/11/2025 - 165 STANMORE CRESCENT, WYNDHAM VALE, VIC 3024

Reference:

<https://www.domain.com.au/street-profile/greens-road-wyndham-vale-vic-3024>

<https://www.domain.com.au/sold-listings/wyndham-vale-vic-3024/house/4-bedrooms/?bathrooms=2-any&excludepricewithheld=1&landsize=0-400&landsizeunit=m2&sort=price-desc>