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 and postcode	245 HAPPY VALLEY ROAD HAPPY VALLEY VIC 3360

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	$260,000	&	$280,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
20 CASEY ROAD SCARSDALE VIC 3351	$275,000	29-Mar-24
9 MOPPIANIMUM ROAD SCARSDALE VIC 3351	$355,000	09-Oct-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 November 2025

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20 CASEY ROAD SCARSDALE VIC 3351

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Sold Price **$275,000** Sold Date **29-Mar-24**

Distance **3.76km**



9 MOPPIANIMUM ROAD SCARSDALE VIC 3351

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Sold Price RS **$355,000** Sold Date **09-Oct-25**

Distance **4.16km**

RS = Recent sale **UN** = Undisclosed Sale

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