

# 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	20 Happy Valley Drive, Sunset Strip, Vic 3922
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between **\$480,000**

&

**\$520,000**

### Median sale price

Median price	<b>\$634,500</b>	Property type	<b>House</b>	Suburb	<b>Sunset Strip</b>
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Period - From	<b>01/11/2025</b>	to	<b>31/01/2026</b>	Source	 <b>PropTrack</b>
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### 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 eighteen 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
7 Sunset Drive, Sunset Strip, VIC 3922	\$530,000	06/02/2025
46 Happy Valley Drive, Sunset Strip, VIC 3922	\$500,000	28/03/2025
31 Phillip Island Road, Sunset Strip, VIC 3922	\$475,000	16/08/2025

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 eighteen months.

This Statement of Information was prepared on: **13/02/2026**