

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 17 Kite Street, Winter Valley, VIC 3358

Indicative selling price

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

Price Range

\$215,000

&

\$225,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Winter Valley (3358)

Period - From

01/05/2024

to

30/04/2025

Source

REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
10 SUNPEAKS STREET, WINTER VALLEY VIC 3358	\$275,000	25/02/2025
5 RUTLEDGE WAY, WINTER VALLEY VIC 3358	\$265,000	06/12/2024
60 GOLDFINCH ROAD, WINTER VALLEY VIC 3358	\$199,000	17/03/2025

This Statement of Information was prepared on: 02/05/2025