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	20 Butcherbird Parade, Winter Valley VIC 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$320,000	or range between		&	

Median sale price

Median price	N/A	Property type	Residential land	Suburb	Winter Valley

Period - From	June 2025	to	May 2026	Source	Public property sales / suburb profiles

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
1. 8 Cassowary Way, Winter Valley VIC 3358	$290,000	01/05/2026
2. 33 Cormorant Grange, Winter Valley VIC 3358	$250,000	01/05/2026
3. Lot 616 Butcherbird Parade, Winter Valley VIC 3358	$260,000	30/04/2026
This Statement of Information was prepared on:	29/06/2026	