

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

21 Banff Road, Winter Valley Vic 3358

Indicative selling price

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

Range between \$775,000 & \$850,000

Median sale price

Median price \$545,000 Property Type House Suburb Winter Valley

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	19 St Michaels PI LAKE GARDENS 3355	\$845,000	18/02/2025
2	5 Franklin Ct ALFREDTON 3350	\$860,000	22/11/2024
3	3 Barn Owl Av WINTER VALLEY 3358	\$857,000	25/06/2024

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:

06/05/2025 15:18



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 579 sqm approx
Agent Comments

Indicative Selling Price
\$775,000 - \$850,000
Median House Price
Year ending March 2025: \$545,000

Comparable Properties



19 St Michaels PI LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$845,000
Method: Private Sale
Date: 18/02/2025
Property Type: House
Land Size: 505 sqm approx



5 Franklin Ct ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$860,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 1197 sqm approx



3 Barn Owl Av WINTER VALLEY 3358 (REI/VG)

Agent Comments

5 3 2

Price: \$857,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 663 sqm approx