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

22 STEPHENSON STREET WINCHELSEA VIC 3241

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	\$330,000	&	\$350,000
Single Price		\$330,000	&	\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prop	rty type House		Suburb	Winchelsea	
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Corelogic

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
2 MORAN WAY WINCHELSEA VIC 3241	\$370,000	28-Jun-24
15 SMITH STREET WINCHELSEA VIC 3241	\$370,000	19-Aug-24
21 SMITH STREET WINCHELSEA VIC 3241	\$360,000	01-May-24

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: 15 July 2025

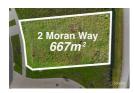




Megan Rovers

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2 MORAN WAY WINCHELSEA VIC Sold Price 3241

\$370,000 Sold Date 28-Jun-24

Distance

1.09km



15 SMITH STREET WINCHELSEA VIC 3241

Sold Price

Sold Date 19-Aug-24

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Distance 1.28km



21 SMITH STREET WINCHELSEA VIC 3241

Sold Price

\$360,000 Sold Date 01-May-24

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Distance 1.28km

RS = Recent sale

UN = Undisclosed Sale

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