

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

44 Royal York Road, Winter Valley, Vic 3358

Indicative selling price

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

range between

\$595,000

&

\$635,000

Median sale price

Median price

\$556,500

Property type

House

Suburb

Winter Valley

Period - From

01/09/2024

to

31/08/2025

Source



PropTrack

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
48 Telluride Drive, Winter Valley, VIC 3358	\$640,000	24/06/2025
35 Swan Boulevard, Winter Valley, VIC 3358	\$612,500	17/06/2025
30 Wedge Tail Drive, Winter Valley, VIC 3358	\$635,000	09/05/2025

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: 16/09/2025