

# 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

8 Gemstone Road, Winter Valley Vic 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$695,000

### Median sale price

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

Period - From 01/01/2025 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	8 Rance Rd DELACOMBE 3356	\$690,000	01/02/2025
2	2 Cruz Rd WINTER VALLEY 3358	\$655,000	22/01/2025
3	6 Charolais St DELACOMBE 3356	\$710,000	01/11/2024

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:

12/04/2025 10:45

8 Gemstone Road, Winter Valley Vic 3358



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4 2 2

**Property Type:** House  
**Land Size:** 660 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$695,000  
**Median House Price**  
March quarter 2025: \$545,000

## Comparable Properties



**8 Rance Rd DELACOMBE 3356 (REI)**

**Agent Comments**

4 2 2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 01/02/2025  
**Property Type:** House  
**Land Size:** 731 sqm approx



**2 Cruz Rd WINTER VALLEY 3358 (REI)**

**Agent Comments**

4 2 2

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 22/01/2025  
**Property Type:** House  
**Land Size:** 573 sqm approx



**6 Charolais St DELACOMBE 3356 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 01/11/2024  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx

**Account - Trevor Petrie RE** | P: 03 5333 4322 | F: 03 5333 2922



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