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 8 Warbler Court, Winter Valley, Vic 3358

Indicative selling price

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$695,000	&	\$735,000

Median sale price

Median price		\$590,000	Property type	House	Suburb	Winter Valley
Period - From	01/08/2025	to	31/10/2025	Source Prop	Track	

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
5 Lorensini Road, Lucas, VIC 3350	\$685,000	07/05/2025
1 Evans Way, Lucas, VIC 3350	\$677,500	31/10/2024
4 Mary Drive, Alfredton, VIC 3350	\$710,000	24/06/2025

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:	14/11/2025

