

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 127 Dove Avenue, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$230,000

&

\$240,000

Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Winter Valley

Period - From

06/10/2024

to

05/10/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	66 Dove Av WINTER VALLEY 3358	\$240,000	23/09/2025
2	14 Pelican Dr WINTER VALLEY 3358	\$235,000	30/06/2025
3	15 Picasso St WINTER VALLEY 3358	\$235,000	23/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/10/2025 13:31

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Property Type:
Agent Comments

Indicative Selling Price
\$230,000 - \$240,000
Median Land Price
06/10/2024 - 05/10/2025: \$250,000

Comparable Properties



66 Dove Av WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 23/09/2025
Property Type: Land (Res)
Land Size: 488 sqm approx

14 Pelican Dr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$235,000
Method: Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 441 sqm approx

15 Picasso St WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$235,000
Method: Sale
Date: 23/06/2025
Property Type: Land
Land Size: 448 sqm approx