

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 160 Picasso Street, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$210,000

&

\$220,000

Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Winter Valley

Period - From

01/04/2024

to

31/03/2025

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	23 Cruz Rd WINTER VALLEY 3358	\$240,000	20/02/2025
2	20 Sprinter Way WINTER VALLEY 3358	\$230,000	09/02/2025
3	14 Lemon St ALFREDTON 3350	\$220,000	07/01/2025

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:

01/04/2025 14:26

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Property Type:
Agent Comments

Indicative Selling Price
\$210,000 - \$220,000
Median Land Price
01/04/2024 - 31/03/2025: \$250,000

Comparable Properties



23 Cruz Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 20/02/2025
Property Type: Land
Land Size: 566 sqm approx

20 Sprinter Way WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 09/02/2025
Property Type: Land
Land Size: 480 sqm approx



14 Lemon St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 07/01/2025
Property Type: Land
Land Size: 406 sqm approx