

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 167 Sprinter Way, 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 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	2 Ashton Av WINTER VALLEY 3358	\$230,000	03/03/2025
2	20 Sprinter Way WINTER VALLEY 3358	\$230,000	09/02/2025
3	7 Wren Way WINTER VALLEY 3358	\$250,000	17/12/2024

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 13:51

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Indicative Selling Price

\$230,000 - \$240,000

Median Land Price

01/04/2024 - 31/03/2025: \$250,000



Property Type:
Agent Comments

Comparable Properties



2 Ashton Av WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 03/03/2025
Property Type: Land
Land Size: 507 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

7 Wren Way WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 17/12/2024
Property Type: Land
Land Size: 478 sqm approx