

# 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 215 Picasso Street, Winter Valley Vic 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 13:39

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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