

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 216 Dove Avenue, Winter Valley Vic 3358

Indicative selling price

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

Single price

\$218,000

Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Winter Valley

Period - From

15/10/2024

to

14/10/2025

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	20 OBrien Dr ALFREDTON 3350	\$215,000	10/10/2025
2	60 Goldfinch Rd WINTER VALLEY 3358	\$219,000	19/08/2025
3	48 Cormorant Grng WINTER VALLEY 3358	\$205,000	18/08/2025

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:

15/10/2025 11:31

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Property Type:
Agent Comments

Indicative Selling Price
\$218,000
Median Land Price
15/10/2024 - 14/10/2025: \$250,000

Comparable Properties



20 OBrien Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$215,000
Method: Private Sale
Date: 10/10/2025
Property Type: Land
Land Size: 369 sqm approx



60 Goldfinch Rd WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$219,000
Method: Sale
Date: 19/08/2025
Property Type: Land
Land Size: 376 sqm approx



48 Cormorant Grng WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$205,000
Method: Private Sale
Date: 18/08/2025
Property Type: Land (Res)
Land Size: 374 sqm approx