Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

14 Swan Boulevard, Winter Valley Vic 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$580,000		&		\$630,000				
Median sale price									
Median price	\$558,500	Pro	Property Type H		House		Suburb	Winter Valley	
Period - From	01/04/2025	to	30/06/2025		So	ource	REIV		

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	18 Picasso St WINTER VALLEY 3358	\$600,000	14/04/2025
2	29 Masters Dr WINTER VALLEY 3358	\$605,000	21/08/2024
3	4 Barn Owl Av WINTER VALLEY 3358	\$620,000	26/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

14/07/2025 12:29









Property Type: House Land Size: 627 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median House Price June quarter 2025: \$558,500

Comparable Properties

18 Picasso St WINTER VALLEY 3358 (VG)	Agent Comments	
Price: \$600,000 Method: Sale Date: 14/04/2025 Property Type: House (Res) Land Size: 512 sqm approx		
29 Masters Dr WINTER VALLEY 3358 (REI/VG) 3 2 2 2 Price: \$605,000 Method: Private Sale Date: 21/08/2024 Property Type: House Land Size: 574 sqm approx	Agent Comments	
4 Barn Owl Av WINTER VALLEY 3358 (REI/VG) ■ 3 ■ 2 ○ 2 Price: \$620,000 Method: Private Sale Date: 26/04/2024 Property Type: House Land Size: 497 sqm approx	Agent Comments	

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