

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 between

\$580,000

&

\$630,000

Median sale price

Median price

\$558,500

Property Type

House

Suburb

Winter Valley

Period - From

01/04/2025

to

30/06/2025

Source

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.

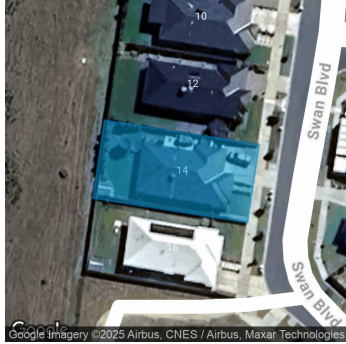
	Address of comparable property	Price	Date of sale
1	18 Picasso St WINTER VALLEY 3358	\$600,000	14/04/2025
2	29 Masters Dr WINTER VALLEY 3358	\$605,000	21/08/2024
3	4 Barn Owl Av WINTER VALLEY 3358	\$620,000	26/04/2024

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



3 2 2

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

3 - -

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)

Agent Comments

3 2 2

Price: \$605,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 574 sqm approx



4 Barn Owl Av WINTER VALLEY 3358 (REI/VG)

Agent Comments

3 2 2

Price: \$620,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 497 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555