

# 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

65 Dove Avenue, 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 \$545,000 & \$585,000

### Median sale price

Median price \$545,000 Property Type House Suburb Winter Valley

Period - From 01/04/2024 to 31/03/2025 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	34 Racing Way WINTER VALLEY 3358	\$550,000	30/06/2025
2	21 Cruz Rd WINTER VALLEY 3358	\$570,000	30/06/2025
3	21 Butcherbird Pde WINTER VALLEY 3358	\$560,000	26/06/2025

**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:

02/07/2025 10:36



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**Property Type:** House  
**Land Size:** 490 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$545,000 - \$585,000  
**Median House Price**  
Year ending March 2025: \$545,000

## Comparable Properties



**34 Racing Way WINTER VALLEY 3358 (REI)**

**Agent Comments**

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**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 30/06/2025  
**Property Type:** House  
**Land Size:** 425 sqm approx



**21 Cruz Rd WINTER VALLEY 3358 (REI)**

**Agent Comments**

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**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 30/06/2025  
**Property Type:** House  
**Land Size:** 496 sqm approx



**21 Butcherbird Pde WINTER VALLEY 3358 (REI)**

**Agent Comments**

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**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 26/06/2025  
**Property Type:** House

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