

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 522 - Rutledge Way, Winter Valley, 3358

### Indicative selling price

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

Single price \$ 330,000

or range between

&

### Median sale price

Median price \$ 300,000

Property type

Suburb

Winter Valley

Period - From

1/10/2025

to

31/12/2025

Source

Oliver Hume

### Comparable property sales

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 Lot 527 - Rutledge Way, Winter Valley, 3358         | \$ 325,000 | 11/03/2025   |
| 2 Lot 632 - Cumberland Boulevard, Winter Valley, 3358 | \$ 309,000 | 22/09/2025   |
| 3 Lot 423 - Carisbrook Crescent, Winter Valley, 3358  | \$ 290,000 | 4/06/2025    |

This Statement of Information was prepared on:

04 Mar 2026