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 315 - Gellibrand Road, Winter Valley, 3358

Indicative selling price

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

Single price	$ 370,000	or range between		&

Median sale price

Median price	$ 300,000	Property type	Vacant Land	Suburb	Winter Valley
Period - From	1/10/2025	to	31/12/2025	Source	Oliver Hume

Comparable property sales

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: 04 Mar 2026