

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Glenelg Hwy, Winter Valley, 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

Suburb

Winter Valley

Period-from

to

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

491 Greenhalghs Road, Winter Valley VIC 3358	\$2,860,000	17/01/2025
12 Fay Drive, Winter Valley, Vic 3358	\$2,000,000	08/01/2024
465 Greenhalghs Road, Winter Valley VIC 3358	\$2,225,000	01/06/2023

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 July 2025