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	48 Cruz Road, Winter Valley Vic 3358

Indicative selling price

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

Single price $232,000

Median sale price

Median price $250,000 Property Type Vacant land Suburb Winter Valley

Period - From 01/10/2024 to 30/09/2025 Source Property Data

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	Lot 936/11 Cruz Rd WINTER VALLEY 3358	$245,000	10/06/2025
2	23 Cruz Rd WINTER VALLEY 3358	$240,000	20/02/2025
3	18 Cruz Rd WINTER VALLEY 3358	$245,000	10/08/2024

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: 01/10/2025 10:11

48 Cruz Road, Winter Valley Vic 3358

JellisCraig



Property Type: Land
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$232,000
Median Land Price
01/10/2024 - 30/09/2025: $250,000

Comparable Properties



Lot 936/11 Cruz Rd WINTER VALLEY 3358 (REI)

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Price: $245,000
Method: Private Sale
Date: 10/06/2025
Property Type: Land
Land Size: 498 sqm approx

Agent Comments



23 Cruz Rd WINTER VALLEY 3358 (REI/VG)

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Price: $240,000
Method: Private Sale
Date: 20/02/2025
Property Type: Land
Land Size: 566 sqm approx

Agent Comments



18 Cruz Rd WINTER VALLEY 3358 (REI)

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Price: $245,000
Method: Private Sale
Date: 10/08/2024
Property Type: Land
Land Size: 448 sqm approx

Agent Comments

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

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