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	56 Royal York Road, Winter Valley Vic 3358

Indicative selling price

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

Single price $699,000

Median sale price

Median price $600,000 Property Type House Suburb Winter Valley

Period - From 01/10/2025 to 31/12/2025 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	2 Offaly St ALFREDTON 3350	$690,000	08/01/2026
2	57 Wedge Tail Dr WINTER VALLEY 3358	$700,000	21/11/2025
3	22 Royal York Rd WINTER VALLEY 3358	$690,000	29/10/2025

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: 19/01/2026 08:52

56 Royal York Road, Winter Valley Vic 3358

JellisCraig



4 2 2

Property Type: House
Land Size: 490 sqm approx

Agent Comments

Indicative Selling Price
$699,000
Median House Price
December quarter 2025: $600,000

Comparable Properties



2 Offaly St ALFREDTON 3350 (REI)

4 2 2

Price: $690,000
Method: Private Sale
Date: 08/01/2026
Property Type: House
Land Size: 635 sqm approx

Agent Comments



57 Wedge Tail Dr WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $700,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 579 sqm approx

Agent Comments



22 Royal York Rd WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $690,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 612 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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