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 and postcode	17 Swan Boulevard, Winter Valley, Vic 3358

Indicative selling price

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

range between $600,000 & $620,000

Median sale price

Median price	$589,500	Property type	*House*	Suburb	Winter Valley

Period - From 01/03/2025 to 28/02/2026 Source PropTrack

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 eighteen 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
35 Swan Boulevard, Winter Valley, VIC 3358	$612,500	17/06/2025
18 Picasso St, Winter Valley, VIC 3358	$600,000	14/04/2025
11 Wedge Tail Dr, Winter Valley, VIC 3358	$610,000	31/03/2025

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 eighteen months.~~

This Statement of Information was prepared on: 13/03/2026