Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Telluride Drive Winter Valley, 3358

Indicative selling price

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

Range between	$260,000 & $280,000

Median sale price

Median price	$252,000	Property Type	VACANT LAND	Suburb	WINTER VALLEY
Period - From	01-Mar-2025	to	16-Feb-2026	Source	Google

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	9 Cruz Road, Winter Valley, Vic 3358	$275,000	28-Oct-2025
2	16 Hawk Street, Winter Valley, Vic 3358	$295,000	18-Sep-2025
3	14 Hawk Street, Winter Valley, Vic 3358	$295,000	18-Sep-2025

This statement of information was prepared on 16-Feb-2026 at 5:05:19 PM AEDT