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	3 Nozawa Street, Winter Valley Vic 3358

Indicative selling price

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

Single price $630,000

Median sale price

Median price $622,500 Property Type House Suburb Winter Valley

Period - From 09/09/2025 to 08/09/2026 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	64 Snowbird Rd WINTER VALLEY 3358	$680,000	19/06/2026
2	17 Silver Leaf Way WINTER VALLEY 3358	$680,000	03/04/2026
3	20 Anneke Way WINTER VALLEY 3358	$670,000	15/10/2025

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: 09/09/2026 11:56

3 Nozawa Street, Winter Valley Vic 3358



4 2 2

Rooms: 6
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$630,000
Median House Price
09/09/2025 - 08/09/2026: $622,500

Comparable Properties



64 Snowbird Rd WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $680,000
Method: Private Sale
Date: 19/06/2026
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments



17 Silver Leaf Way WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $680,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size: 559 sqm approx

Agent Comments



20 Anneke Way WINTER VALLEY 3358 (REI/VG)

3 2 3

Price: $670,000
Method: Private Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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