Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/11/2026

Property offered for sale

Address
Including suburb and postcode: 11 Spoonbill Avenue, Winter Valley Vic 3358

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Residential House	4	2	2	N/A	630

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $665,000 & $675,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $630,000 | Property type: House | Suburb: Winter Valley

Period: from 12/11/2025 to 11/11/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	12 Meribel St WINTER VALLEY 3358		
Sale price	$683,000	Date of sale	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	N/A

Comparable property 2

Address	64 Elegante Rd WINTER VALLEY 3358		
Sale price	$680,000	Date of sale	03/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	528

Comparable property 3

Address	75 Majestic Way WINTER VALLEY 3358		
Sale price	$650,000	Date of sale	07/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	600

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=1d324a2bb056f81bee61e9813eb44cbc

11 Spoonbill Avenue, Winter Valley Vic 3358

JellisCraig



4 2 2

Property Type: Residential House
Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price
$665,000 - $675,000
Median House Price
12/11/2025 - 11/11/2026: $630,000

Comparable Properties

12 Meribel St WINTER VALLEY 3358 (REI)

4 2 2

Price: $683,000
Method: Private Sale
Date: 30/07/2026
Property Type: House (Res)

Agent Comments



64 Elegante Rd WINTER VALLEY 3358 (REI)

4 2 2

Price: $680,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 528 sqm approx

Agent Comments



75 Majestic Way WINTER VALLEY 3358 (REI)

4 2 2

Price: $650,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 600 sqm approx

Agent Comments

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