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	23 Ashton Avenue, Winter Valley Vic 3358

Indicative selling price

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

Range between $230,000 & $245,000

Median sale price

Median price $249,000 Property Type Vacant land Suburb Winter Valley

Period - From 27/05/2024 to 26/05/2025 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	13 Ashton Av WINTER VALLEY 3358	$229,000	06/03/2025
2	2 Ashton Av WINTER VALLEY 3358	$230,000	25/02/2025
3	22 Sprinter Way WINTER VALLEY 3358	$230,000	17/02/2025

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: 27/05/2025 08:52

23 Ashton Avenue, Winter Valley Vic 3358



Property Type:
Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price
$230,000 - $245,000
Median Land Price
27/05/2024 - 26/05/2025: $249,000

Comparable Properties

13 Ashton Av WINTER VALLEY 3358 (VG)

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Agent Comments

Price: $229,000
Method: Sale
Date: 06/03/2025
Property Type: Land
Land Size: 512 sqm approx



2 Ashton Av WINTER VALLEY 3358 (REI/VG)

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Agent Comments

Price: $230,000
Method: Private Sale
Date: 25/02/2025
Property Type: Land (Res)
Land Size: 507 sqm approx

22 Sprinter Way WINTER VALLEY 3358 (VG)

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Agent Comments

Price: $230,000
Method: Sale
Date: 17/02/2025
Property Type: Land
Land Size: 480 sqm approx

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

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