Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	34A Aspen Street, Winter Valley Vic 3358

Indicative selling price

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

Range between $499,000 & $525,000

Median sale price

Median price $555,000 Property Type House Suburb Winter Valley

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	56 Mirelle Dr WINTER VALLEY 3358	$545,000	12/11/2024
2	7 Bowerbird Grng WINTER VALLEY 3358	$520,000	16/05/2024
3	4 Anneke Way WINTER VALLEY 3358	$521,000	01/02/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/01/2025 10:49

34A Aspen Street, Winter Valley Vic 3358



3 2 2

Rooms: 1
Property Type: House
Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price
$499,000 - $525,000
Median House Price
Year ending September 2024: $555,000

Comparable Properties



56 Mirelle Dr WINTER VALLEY 3358 (REI/VG)

3 2 2

Price: $545,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 347 sqm approx

Agent Comments



7 Bowerbird Grng WINTER VALLEY 3358 (REI/VG)

3 2 2

Price: $520,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 312 sqm approx

Agent Comments



4 Anneke Way WINTER VALLEY 3358 (REI/VG)

3 2 2

Price: $521,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 491 sqm approx

Agent Comments

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