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	21 Wedge Tail Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between $565,000 & $595,000

Median sale price

Median price $550,000 Property Type House Suburb Winter Valley

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	26 Spoonbill Av WINTER VALLEY 3358	$600,000	10/12/2024
2	6 Kite St WINTER VALLEY 3358	$615,000	19/11/2024
3	80 Dove Av WINTER VALLEY 3358	$590,000	08/10/2024

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: 10/03/2025 16:23

21 Wedge Tail Drive, Winter Valley Vic 3358



4 2 2

Property Type: Residential House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$565,000 - $595,000
Median House Price
Year ending December 2024: $550,000

Comparable Properties



26 Spoonbill Av WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $600,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 528 sqm approx

Agent Comments



6 Kite St WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $615,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 489 sqm approx

Agent Comments



80 Dove Av WINTER VALLEY 3358 (REI)

4 2 2

Price: $590,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 485 sqm approx

Agent Comments

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

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