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	30 Wedge Tail Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between $615,000 & $645,000

Median sale price

Median price $545,000 Property Type House Suburb Winter Valley

Period - From 01/04/2024 to 31/03/2025 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	18 Kalamata Av ALFREDTON 3350	$625,000	07/02/2025
2	35 Karol St ALFREDTON 3350	$640,000	18/10/2024
3	2 Adrianus St ALFREDTON 3350	$635,000	06/03/2024

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: 05/05/2025 15:37

30 Wedge Tail Drive, Winter Valley Vic 3358



4 2 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$615,000 - $645,000
Median House Price
Year ending March 2025: $545,000

Comparable Properties



18 Kalamata Av ALFREDTON 3350 (REI/VG)

4 2 2

Price: $625,000
Method: Private Sale
Date: 07/02/2025
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



35 Karol St ALFREDTON 3350 (REI/VG)

4 2 2

Price: $640,000
Method: Private Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 485 sqm approx

Agent Comments



2 Adrianus St ALFREDTON 3350 (REI/VG)

4 2 2

Price: $635,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 547 sqm approx

Agent Comments

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

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