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	1 Harness Way, Winter Valley Vic 3358

Indicative selling price

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

Range between $535,000 & $565,000

Median sale price

Median price $558,500 Property Type House Suburb Winter Valley

Period - From 01/04/2025 to 30/06/2025 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	65 Dove Av WINTER VALLEY 3358	$565,000	09/07/2025
2	28 Dove Av WINTER VALLEY 3358	$575,000	09/07/2025
3	34 Racing Way WINTER VALLEY 3358	$550,000	30/06/2025

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: 29/07/2025 12:50

1 Harness Way, Winter Valley Vic 3358

JellisCraig



4 2 2

Property Type: House
Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price
$535,000 - $565,000
Median House Price
June quarter 2025: $558,500

Comparable Properties



65 Dove Av WINTER VALLEY 3358 (REI)

4 2 2

Price: $565,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 490 sqm approx

Agent Comments

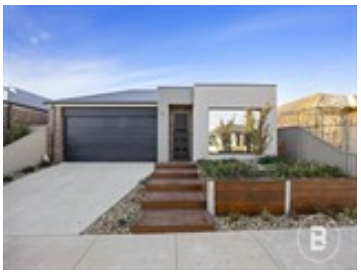


28 Dove Av WINTER VALLEY 3358 (REI)

4 2 2

Price: $575,000
Method: Private Sale
Date: 09/07/2025
Property Type: House

Agent Comments



34 Racing Way WINTER VALLEY 3358 (REI/VG)

4 2 2

Price: $550,000
Method: Private Sale
Date: 30/06/2025
Property Type: House
Land Size: 425 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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