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 Maxi Drive, Winter Valley Vic 3358

Indicative selling price

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

Single price $232,000

Median sale price

Median price $250,000 Property Type Vacant land Suburb Winter Valley

Period - From 01/10/2024 to 30/09/2025 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	66 Dove Av WINTER VALLEY 3358	$240,000	23/09/2025
2	27 Antoinette Av BONSHAW 3352	$240,000	26/08/2025
3	8 Ashton Av WINTER VALLEY 3358	$245,000	25/08/2025

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: 01/10/2025 10:14

JellisCraig



Property Type: Land
Land Size: 349 sqm approx

Agent Comments

Indicative Selling Price
$232,000
Median Land Price
01/10/2024 - 30/09/2025: $250,000

Comparable Properties



66 Dove Av WINTER VALLEY 3358 (REI)

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Price: $240,000
Method: Private Sale
Date: 23/09/2025
Property Type: Land
Land Size: 488 sqm approx

Agent Comments



27 Antoinette Av BONSHAW 3352 (REI)

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Price: $240,000
Method: Private Sale
Date: 26/08/2025
Property Type: Land
Land Size: 476 sqm approx

Agent Comments



8 Ashton Av WINTER VALLEY 3358 (REI/VG)

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Price: $245,000
Method: Private Sale
Date: 25/08/2025
Property Type: Land
Land Size: 448 sqm approx

Agent Comments

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

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