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	109 Wedge Tail Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between $695,000 & $745,000

Median sale price

Median price $590,000 Property Type House Suburb Winter Valley

Period - From 01/07/2025 to 30/09/2025 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	205 Ballarat Carngham Rd WINTER VALLEY 3358	$720,000	26/08/2025
2	18 Brownlee Blvd WINTER VALLEY 3358	$715,000	20/08/2025
3	11 Barwon Av WINTER VALLEY 3358	$700,000	24/01/2025

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: 15/10/2025 11:36

109 Wedge Tail Drive, Winter Valley Vic 3358

JellisCraig



5 2 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $745,000
Median House Price
September quarter 2025: $590,000

Comparable Properties



205 Ballarat Carngham Rd WINTER VALLEY 3358 (REI)

4 2 2

Price: $720,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



18 Brownlee Blvd WINTER VALLEY 3358 (REI)

4 2 2

Price: $715,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments



11 Barwon Av WINTER VALLEY 3358 (REI/VG)

5 2 2

Price: $700,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 393 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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