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	57 Wedgetail Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between $685,000 & $725,000

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	16 Sprinter Way WINTER VALLEY 3358	$655,000	09/10/2025
2	85 Sydney Way ALFREDTON 3350	$730,000	25/09/2025
3	55 Willoby Dr ALFREDTON 3350	$700,000	12/09/2025

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: 12/11/2025 10:30

57 Wedgetail Drive, Winter Valley Vic 3358

JellisCraig



4 2 2

Property Type: Land
Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price
$685,000 - $725,000
Median House Price
September quarter 2025: $590,000

Comparable Properties



16 Sprinter Way WINTER VALLEY 3358 (REI)

4 2 2

Price: $655,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 533 sqm approx

Agent Comments



85 Sydney Way ALFREDTON 3350 (REI)

4 2 2

Price: $730,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 599 sqm approx

Agent Comments



55 Willoby Dr ALFREDTON 3350 (REI)

4 2 2

Price: $700,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 469 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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