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 and postcode	23 Venice Drive, Winter Valley, Vic 3358

Indicative selling price

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

range between $549,000 & $569,000

Median sale price

Median price $567,500 Property type *House* Suburb Winter Valley

Period - From 01/03/2025 to 31/05/2025 Source PropTrack

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 eighteen 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
15 Masters Drive, Winter Valley, VIC 3358	$511,000	31/10/2024
15 Wedge Tail Drive, Winter Valley, VIC 3358	$528,000	08/05/2025
51 Spoonbill Ave, Winter Valley, VIC 3358	$500,000	28/01/2025

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 eighteen months.~~

This Statement of Information was prepared on: 11/06/2025