

# 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

7 Cormorant Gra, Winter Valley, Vic 3358

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$549,000

### Median sale price

Median price

\$600,000

Property type

House

Suburb

Winter Valley

Period - From

01/05/2025

to

30/04/2026

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
9 Bowerbird Gra, Winter Valley, VIC 3358	\$540,000	05/06/2025
28 Erskine Road, Winter Valley, VIC 3358	\$530,000	03/12/2024
7 Mia Street, Alfredton, VIC 3350	\$540,000	07/04/2026

**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: 18/05/2026