

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

8 Gemstone Road, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$670,000

&

\$695,000

Median sale price

Median price

\$545,000

Property Type

House

Suburb

Winter Valley

Period - From

01/01/2025

to

31/03/2025

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	8 Rance Rd DELACOMBE 3356	\$690,000	01/02/2025
2	2 Cruz Rd WINTER VALLEY 3358	\$655,000	22/01/2025
3	6 Charolais St DELACOMBE 3356	\$710,000	01/11/2024

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:

12/04/2025 10:45

8 Gemstone Road, Winter Valley Vic 3358



Scott Petrie
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4 2 2

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$695,000
Median House Price
March quarter 2025: \$545,000

Comparable Properties



8 Rance Rd DELACOMBE 3356 (REI)

Agent Comments

4 2 2

Price: \$690,000
Method: Private Sale
Date: 01/02/2025
Property Type: House
Land Size: 731 sqm approx



2 Cruz Rd WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$655,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 573 sqm approx



6 Charolais St DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$710,000
Method: Private Sale
Date: 01/11/2024
Rooms: 8
Property Type: House (Res)
Land Size: 665 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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