

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

61 SNOWBIRD ROAD WINTER VALLEY VIC 3358

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Land

Suburb

Winter Valley

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

12 PARADISKI CHASE WINTER VALLEY VIC 3358	\$319,500	31-Mar-25
17 PARADISKI CHASE WINTER VALLEY VIC 3358	\$319,500	06-Mar-26
14 TUCKEROO STREET WINTER VALLEY VIC 3358	\$355,000	23-Jul-25

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: 23 April 2026

	12 PARADISKI CHASE WINTER VALLEY VIC 3358	Sold Price	\$319,500	Sold Date	31-Mar-25
				Distance	0.53km
	17 PARADISKI CHASE WINTER VALLEY VIC 3358	Sold Price		Sold Date	06-Mar-26
				Distance	0.6km
	14 TUCKEROO STREET WINTER VALLEY VIC 3358	Sold Price	\$355,000	Sold Date	23-Jul-25
				Distance	0.94km

RS = Recent sale

UN = Undisclosed Sale

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