

# 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

21 Edwina Road, 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)

Range between

\$610,000

&

\$635,000

### Median sale price

Median price

\$560,000

Property Type

House

Suburb

Winter Valley

Period - From

16/09/2024

to

15/09/2025

Source

Property Data

### 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	2 Sapporo St WINTER VALLEY 3358	\$630,000	30/07/2025
2	48 Telluride Dr WINTER VALLEY 3358	\$640,000	25/06/2025
3	24 Majestic Way WINTER VALLEY 3358	\$645,000	04/06/2025

**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:

16/09/2025 13:34



**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$610,000 - \$635,000  
**Median House Price**  
16/09/2024 - 15/09/2025: \$560,000

## Comparable Properties



**2 Sapporo St WINTER VALLEY 3358 (REI/VG)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 30/07/2025  
**Property Type:** House  
**Land Size:** 394 sqm approx



**48 Telluride Dr WINTER VALLEY 3358 (REI/VG)**

Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx



**24 Majestic Way WINTER VALLEY 3358 (REI/VG)**

Agent Comments



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 04/06/2025  
**Property Type:** House  
**Land Size:** 640 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559