

# 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

79 Wedge Tail Drive, 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 \$700,000 & \$750,000

### 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
59 Swan Boulevard, Winter Valley, VIC 3358	\$735,000	01/12/2025
17 Barwon Ave, Winter Valley, VIC 3358	\$750,000	27/05/2025
57 Wedge Tail Drive, Winter Valley, VIC 3358	\$700,000	21/11/2025

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: 12/05/2026