

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

11 Spoonbill Avenue, Winter Valley Vic 3358

Indicative selling price

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

Range between \$675,000 & \$695,000

Median sale price

Median price \$637,500 Property Type House Suburb Winter Valley

Period - From 01/04/2026 to 30/06/2026 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	27 Picasso St WINTER VALLEY 3358	\$710,000	08/08/2026
2	12 Meribel St WINTER VALLEY 3358	\$683,000	30/07/2026
3	51 Swan Blvd WINTER VALLEY 3358	\$700,000	30/07/2026

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 18 months.~~

This Statement of Information was prepared on:

15/09/2026 12:25



4 2 2

Property Type: Residential House

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$695,000

Median House Price

June quarter 2026: \$637,500

Comparable Properties

27 Picasso St WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$710,000

Method: Private Sale

Date: 08/08/2026

Property Type: House (Res)

12 Meribel St WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$683,000

Method: Private Sale

Date: 30/07/2026

Property Type: House (Res)



51 Swan Blvd WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 30/07/2026

Property Type: House

Land Size: 482 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555