

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

15 Sugarloaf Road, Winter Valley Vic 3358

Indicative selling price

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

Range between

\$299,000

&

\$319,000

Median sale price

Median price

\$252,000

Property Type

Vacant land

Suburb

Winter Valley

Period - From

13/03/2025

to

12/03/2026

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	9 Gull St WINTER VALLEY 3358	\$300,000	08/10/2025
2	84 Snowbird Rd WINTER VALLEY 3358	\$306,000	28/11/2025
3	31 Kardinia St BONSHAW 3352	\$289,000	14/11/2025

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 18 months.~~

This Statement of Information was prepared on:

13/03/2026 15:23

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Indicative Selling Price

\$299,000 - \$319,000

Median Land Price

13/03/2025 - 12/03/2026: \$252,000



Property Type: Land
Land Size: 671 sqm approx
Agent Comments

Comparable Properties

9 Gull St WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$300,000
Method:
Date: 08/10/2025
Property Type: Land

84 Snowbird Rd WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$306,000
Method: Sale
Date: 28/11/2025
Property Type: Land
Land Size: 519 sqm approx

31 Kardinia St BONSHAW 3352 (VG)

Agent Comments



Price: \$289,000
Method: Sale
Date: 14/11/2025
Property Type: Land
Land Size: 640 sqm approx