

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

17 FAY DRIVE 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 \$2,600,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$260,000 Property type Land Suburb Winter Valley

Period-from 01 Jul 2025 to 30 Jun 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
9 MASADA BOULEVARD WINTER VALLEY VIC 3358	\$2,100,000	08-Apr-26
25 SCHREENANS ROAD BONSHAW VIC 3352	\$1,850,000	23-Mar-26

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: 06 July 2026



9 MASADA BOULEVARD WINTER VALLEY VIC 3358

Sold Price ^{RS} **\$2,100,000** Sold Date **08-Apr-26**

6 2 10

Distance **0.77km**



25 SCHREENANS ROAD BONSHAW VIC 3352

Sold Price **\$1,850,000** Sold Date **23-Mar-26**

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Distance **3.18km**

RS = Recent sale **UN** = Undisclosed Sale *

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