

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

19 Maxi Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between \$630,000 & \$650,000

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	14 Maxi Dr WINTER VALLEY 3358	\$630,000	27/07/2026
2	23 Anglesea St WINTER VALLEY 3358	\$630,000	21/04/2026
3	36 Cruz Rd WINTER VALLEY 3358	\$635,000	22/12/2025

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:

23/09/2026 14:31



4
 2
 2

Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
 \$630,000 - \$650,000
Median House Price
 June quarter 2026: \$637,500

Comparable Properties



14 Maxi Dr WINTER VALLEY 3358 (REI)

Agent Comments

4
 2
 2

Price: \$630,000
Method: Private Sale
Date: 27/07/2026
Property Type: House (Res)
Land Size: 448 sqm approx



23 Anglesea St WINTER VALLEY 3358 (REI)

Agent Comments

4
 2
 2

Price: \$630,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 400 sqm approx



36 Cruz Rd WINTER VALLEY 3358 (REI)

Agent Comments

4
 2
 2

Price: \$635,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 400 sqm approx

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