

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

21 Cortina Drive, Winter Valley Vic 3358

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$601,500 Property Type House Suburb Winter Valley

Period - From 13/05/2025 to 12/05/2026 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	12 Plymouth Way SMYTHES CREEK 3351	\$665,000	29/04/2026
2	17 Silver Leaf Way WINTER VALLEY 3358	\$680,000	03/04/2026
3	18 Anneke Way WINTER VALLEY 3358	\$640,000	31/03/2026

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:

13/05/2026 14:21



4 2 2

Property Type: House
Land Size: 541 sqm approx
Agent Comments

Indicative Selling Price
 \$640,000 - \$660,000
Median House Price
 13/05/2025 - 12/05/2026: \$601,500

Comparable Properties



12 Plymouth Way SMYTHES CREEK 3351 (REI)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 29/04/2026
Property Type: House
Land Size: 515 sqm approx



17 Silver Leaf Way WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$680,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size: 559 sqm approx



18 Anneke Way WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 560 sqm approx

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