

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

22 CORMORANT GRANGE 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

or range
between

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

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

22 DOVE AVENUE WINTER VALLEY VIC 3358	\$685,000	13-Apr-26
13 PICASSO STREET WINTER VALLEY VIC 3358	\$700,000	25-Mar-26
57 WEDGE TAIL DRIVE WINTER VALLEY VIC 3358	\$700,000	21-Nov-25

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: 01 July 2026

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**22 DOVE AVENUE WINTER
 VALLEY VIC 3358**

 4  2  2

Sold Price **\$685,000** Sold Date **13-Apr-26**

Distance **0.44km**



**13 PICASSO STREET WINTER
 VALLEY VIC 3358**

 4  2  2

Sold Price **\$700,000** Sold Date **25-Mar-26**

Distance **0.71km**



**57 WEDGE TAIL DRIVE WINTER
 VALLEY VIC 3358**

 4  2  2

Sold Price **\$700,000** Sold Date **21-Nov-25**

Distance **0.74km**

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

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