

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

6 HONEY EATER 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

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Winter Valley

Period-from

01 Jan 2025

to

31 Dec 2025

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

16 SPRINTER WAY WINTER VALLEY VIC 3358	\$655,000	09-Oct-25
200 BALLARAT-CARNHAM ROAD ALFREDTON VIC 3350	\$680,000	23-Aug-25
19 ANGLESEA STREET WINTER VALLEY VIC 3358	\$700,000	07-Oct-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.~~

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**16 SPRINTER WAY WINTER
VALLEY VIC 3358**

4 2 2

Sold Price

\$655,000

Sold Date **09-Oct-25**

Distance

0.43km



**200 BALLARAT-CARNGHAM ROAD
ALFREDTON VIC 3350**

4 2 2

Sold Price

\$680,000

Sold Date **23-Aug-25**

Distance

0.6km



**19 ANGLESEA STREET WINTER
VALLEY VIC 3358**

4 2 2

Sold Price

\$700,000

Sold Date **07-Oct-25**

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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