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	5 Jessica Way, Winter Valley Vic 3358

Indicative selling price

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

Range between $615,000 & $645,000

Median sale price

Median price $615,000 Property Type House Suburb Winter Valley

Period - From 01/07/2025 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	3 Nozawa St WINTER VALLEY 3358	$630,000	10/07/2026
2	13 Sundance Blvd WINTER VALLEY 3358	$635,000	30/06/2026
3	32 Erskine Rd WINTER VALLEY 3358	$615,000	25/06/2026

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: 29/07/2026 09:49

5 Jessica Way, Winter Valley Vic 3358



Property Type: Land

Agent Comments

Indicative Selling Price
$615,000 - $645,000
Median House Price
Year ending June 2026: $615,000

Comparable Properties



3 Nozawa St WINTER VALLEY 3358 (REI)

4 2 2

Price: $630,000
Method: Private Sale
Date: 10/07/2026
Rooms: 6
Property Type: House (Res)

Agent Comments



13 Sundance Blvd WINTER VALLEY 3358 (REI)

4 2 2

Price: $635,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 544 sqm approx

Agent Comments



32 Erskine Rd WINTER VALLEY 3358 (REI)

4 2 2

Price: $615,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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