

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

58 TELLURIDE 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

Range
Between

\$579,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Winter Valley

Period-from

01 Aug 2024

to

31 Jul 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

39 TELLURIDE DRIVE WINTER VALLEY VIC 3358	\$575,000	16-May-25
20 STEAMBOAT AVENUE WINTER VALLEY VIC 3358	\$572,500	22-Apr-25
28 DOVE AVENUE WINTER VALLEY VIC 3358	\$575,000	27-Jun-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: 22nd August 2025



39 TELLURIDE DRIVE WINTER VALLEY VIC 3358

 3  2  2

Sold Price

\$575,000

Sold Date

16-May-25

Distance

0.1km



20 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

 4  2  2

Sold Price

\$572,500

Sold Date

22-Apr-25

Distance

0.41km



28 DOVE AVENUE WINTER VALLEY VIC 3358

 4  2  2

Sold Price

\$575,000

Sold Date

27-Jun-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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