

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

61 SKYLARK 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

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

House

Suburb

Winter Valley

Period-from

01 Jul 2024

to

30 Jun 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 CARISBROOK CRESCENT WINTER VALLEY VIC 3358	\$285,000	13-Feb-25
92 MESSENGER PARADE LUCAS VIC 3350	\$295,000	18-Mar-25
LOT 107 COPPLESON STREET BONSHAW VIC 3352	\$285,000	10-Apr-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: 29 July 2025


**16 CARISBROOK CRESCENT
WINTER VALLEY VIC 3358**
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Sold Price \$285,000 Sold Date 13-Feb-25
Distance 1.27km

**92 MESSENGER PARADE LUCAS
VIC 3350**
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Sold Price \$295,000 Sold Date 18-Mar-25
Distance 4.03km

**LOT 107 COPPLESON STREET
BONSHAW VIC 3352**
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Sold Price \$285,000 Sold Date 10-Apr-25
Distance 3.45km

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

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