

# STATEMENT OF INFORMATION

103 WINTON-GLENROWAN ROAD, WINTON, VIC 3673

PREPARED BY BRIAN J HOWE REAL ESTATE, 40 NUNN STREET BENALLA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**103 WINTON-GLENROWAN ROAD,**

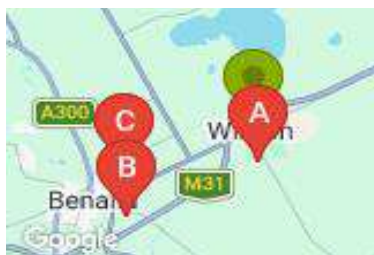
4 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$835,000**

## MEDIAN SALE PRICE



**WINTON, VIC, 3673**

**Suburb Median Sale Price (Other)**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**51 COACH RD, WINTON, VIC 3673**

4 2 10

**Sale Price**

**\$760,000**

Sale Date: 06/02/2025

Distance from Property: 2.1km



**76A WILLIS LITTLE DR, BENALLA, VIC 3672**

4 2 4

**Sale Price**

**\$930,000**

Sale Date: 04/07/2025

Distance from Property: 8.6km



**8 MILLER CRES, BENALLA, VIC 3672**

4 2 2

**Sale Price**

**\$800,000**

Sale Date: 10/06/2025

Distance from Property: 7.4km



This report has been compiled on 06/05/2026 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.  
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.  
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.  
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.  
It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 103 WINTON-GLENROWAN ROAD, WINTON, VIC 3673

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$835,000

### Median sale price

Median price: [ ] Property type: Other Suburb: WINTON  
Period: 01 April 2025 to 31 March 2026 Source: pricfinder

### Comparable property sales

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
51 COACH RD, WINTON, VIC 3673	\$760,000	06/02/2025
76A WILLIS LITTLE DR, BENALLA, VIC 3672	\$930,000	04/07/2025
8 MILLER CRES, BENALLA, VIC 3672	\$800,000	10/06/2025

This Statement of Information was prepared on: 06/05/2026