Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb or	131 Alfredton Drive, Alfredton Vic 3350
locality and postcode	

Indicative selling price

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

Range between	\$630,000	&	\$660,000

Median sale price

Median price	\$602,500	Pro	perty Type	House		Suburb	Alfredton
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	98 Alfredton Dr ALFREDTON 3350	\$645,000	16/04/2025
2	52 Alfredton Dr ALFREDTON 3350	\$645,000	11/09/2024
3	46 Alfredton Dr ALFREDTON 3350	\$647,500	25/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	06/08/2025 16:41



JellisCraig





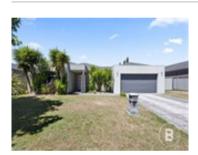
Rooms: 5

Property Type: House Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$660,000 **Median House Price** June quarter 2025: \$602,500

Comparable Properties



98 Alfredton Dr ALFREDTON 3350 (REI/VG)

Price: \$645,000 Method: Private Sale Date: 16/04/2025 Property Type: House Land Size: 733 sqm approx **Agent Comments**



52 Alfredton Dr ALFREDTON 3350 (REI/VG)





Agent Comments

Price: \$645,000 Method: Private Sale Date: 11/09/2024

Property Type: House (Res) Land Size: 973 sqm approx

46 Alfredton Dr ALFREDTON 3350 (REI/VG)





Price: \$647,500 Method: Private Sale Date: 25/07/2024 Property Type: House Land Size: 760 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



