

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

131 Alfredton Drive, Alfredton Vic 3350

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

Property 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	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 comparable properties 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



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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)

Agent Comments

4
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 2

Price: \$645,000

Method: Private Sale

Date: 16/04/2025

Property Type: House

Land Size: 733 sqm approx



52 Alfredton Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4
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 4

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)

Agent Comments

4
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 2

Price: \$647,500

Method: Private Sale

Date: 25/07/2024

Property Type: House

Land Size: 760 sqm approx

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