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

8 Arrandale Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price | $700,000

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	16 Robertson Dr ALFREDTON 3350	$691,000	18/06/2025
2	3 Drysdale Ct ALFREDTON 3350	$725,000	17/06/2025
3	17 Coonatta St ALFREDTON 3350	$735,000	28/04/2025

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: 13/08/2025 15:22

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Indicative Selling Price
$700,000
Median House Price
June quarter 2025: $602,500

🛏 5   🛁 2   🚗 2

Rooms: 11
Property Type: House
Land Size: 1471 sqm approx

Agent Comments

Comparable Properties

16 Robertson Dr ALFREDTON 3350 (REI)

🛏 5   🛁 2   🚗 2

Price: $691,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 936 sqm approx

Agent Comments

3 Drysdale Ct ALFREDTON 3350 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $725,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 730 sqm approx

Agent Comments

17 Coonatta St ALFREDTON 3350 (REI)

🛏 4   🛁 2   🚗 2

Price: $735,000
Method: Private Sale
Date: 28/04/2025
Rooms: 8
Property Type: House (Res)

Agent Comments