

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

9 Lawrence Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$499,000 & \$539,000

Median sale price

Median price \$598,000

Property Type House

Suburb Alfredton

Period - From 01/07/2024

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 eighteen 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	1 Lawrence St ALFREDTON 3350	\$525,000	25/03/2025
2	10 Prince St ALFREDTON 3350	\$515,000	18/10/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

15/07/2025 09:28



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$499,000 - \$539,000
Median House Price
Year ending June 2025: \$598,000

Comparable Properties



1 Lawrence St ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$525,000
Method: Private Sale
Date: 25/03/2025
Property Type: House (Res)
Land Size: 669 sqm approx



10 Prince St ALFREDTON 3350 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$515,000
Method: Private Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 683 sqm approx

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 eighteen months.