

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

13 Vale Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$495,000 & \$525,000

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	1154 Eyre St NEWINGTON 3350	\$550,000	17/08/2024
2	11 Queen Victoria St NEWINGTON 3350	\$500,000	26/03/2024
3	1/221 Talbot St BALLARAT CENTRAL 3350	\$550,000	16/02/2024

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:

08/07/2025 15:59



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  2

Property Type: House
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
 \$495,000 - \$525,000
Median House Price
 June quarter 2025: \$602,500

Comparable Properties

1154 Eyre St NEWINGTON 3350 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 598 sqm approx



11 Queen Victoria St NEWINGTON 3350 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$500,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 520 sqm approx



1/221 Talbot St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 2
  2
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Price: \$550,000
Method: Private Sale
Date: 16/02/2024
Property Type: House

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