

# 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

17 Ningana Street, Alfredton Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$528,000

### Median sale price

Median price \$582,500

Property Type House

Suburb Alfredton

Period - From 01/01/2025

to

31/03/2025

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	13 Cedar Av ALFREDTON 3350	\$490,000	24/03/2025
2	3 Cleveland Ct ALFREDTON 3350	\$500,000	16/01/2025
3	12 Coonatta St ALFREDTON 3350	\$480,000	14/11/2024

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:

19/05/2025 13:23

17 Ningana Street, Alfredton Vic 3350



Robert Cunningham  
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4 2 2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 781 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median House Price**  
March quarter 2025: \$582,500

## Comparable Properties



**13 Cedar Av ALFREDTON 3350 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 24/03/2025  
**Property Type:** House  
**Land Size:** 726 sqm approx



**3 Cleveland Ct ALFREDTON 3350 (VG)**

**Agent Comments**

4 - -

**Price:** \$500,000  
**Method:** Sale  
**Date:** 16/01/2025  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**12 Coonatta St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 14/11/2024  
**Property Type:** House  
**Land Size:** 855 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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