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 and postcode

11 CAPITAL STREET ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$1,295,000 & S

Median sale price

(*Delete house or unit as applicable)

Median Price	\$610,000	Prop	erty type	House		Suburb	Alfredton
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

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
29 EVERGREEN DRIVE ALFREDTON VIC 3350	\$1,450,000	18-Jul-25
11 ST ANDREWS PLACE LAKE GARDENS VIC 3355	\$1,420,000	30-May-25
21A GROVE STREET LAKE WENDOUREE VIC 3350	\$1,300,000	09-Apr-25

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: 17 November 2025





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29 EVERGREEN DRIVE **ALFREDTON VIC 3350**

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Sold Price

\$1,450,000 Sold Date **18-Jul-25**

Distance

0.82km



11 ST ANDREWS PLACE LAKE **GARDENS VIC 3355**

二 5 ₩ 3 Sold Price

\$1,420,000 Sold Date 30-May-25

Distance 0.37km



21A GROVE STREET LAKE **WENDOUREE VIC 3350**

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Sold Price

\$1,300,000 Sold Date 09-Apr-25

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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