

# 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

116 Aspect Parade, Alfredton Vic 3350

### Indicative selling price

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

Range between \$850,000 & \$860,000

### Median sale price

Median price \$607,000 Property Type House Suburb Alfredton

Period - From 01/04/2024 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	25 Signature Dr ALFREDTON 3350	\$725,000	23/01/2025
2	33 Signature Dr ALFREDTON 3350	\$1,110,000	15/02/2025
3	5 Evergreen Dr ALFREDTON 3350	\$1,175,000	09/01/2025

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:

18/06/2025 13:12

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3   3   2

**Property Type:** House (Res)  
**Land Size:** 409 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$860,000  
**Median House Price**  
Year ending March 2025: \$607,000

## Comparable Properties

25 Signature Dr ALFREDTON 3350 (REI)

Agent Comments

3   2   2

**Price:** \$725,000  
**Method:**  
**Date:** 23/01/2025  
**Property Type:** House

33 Signature Dr ALFREDTON 3350 (REI)

Agent Comments

5   3   2

**Price:** \$1,110,000  
**Method:**  
**Date:** 15/02/2025  
**Property Type:** House

5 Evergreen Dr ALFREDTON 3350 (REI)

Agent Comments

3   2   2

**Price:** \$1,175,000  
**Method:**  
**Date:** 09/01/2025  
**Property Type:** House