

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

16 Almurta Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$629,000 Property Type House Suburb Alfredton

Period - From 01/07/2025 to 30/09/2025 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	10 Mimosa Av ALFREDTON 3350	\$575,000	25/11/2025
2	7 Arthur St ALFREDTON 3350	\$542,000	05/09/2025
3	90 Cuthberts Rd ALFREDTON 3350	\$550,000	20/02/2025

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:

15/12/2025 12:17



Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



10 Mimosa Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 724 sqm approx



7 Arthur St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$542,000

Method: Private Sale

Date: 05/09/2025

Property Type: House (Res)

Land Size: 613 sqm approx



90 Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 20/02/2025

Property Type: House

Land Size: 719 sqm approx