

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

20 Beldi Street, Alfredton Vic 3350

Indicative selling price

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

Single price

\$610,000

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	12 Mountain Ash Cirt WINTER VALLEY 3358	\$646,000	19/05/2025
2	30 Wedge Tail Dr WINTER VALLEY 3358	\$635,000	09/05/2025
3	40 Carisbrook Cr WINTER VALLEY 3358	\$589,000	30/04/2025

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:

29/05/2025 11:26

20 Beldi Street, Alfredton Vic 3350



Phil Petrie

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Indicative Selling Price

\$610,000

Median House Price

Year ending March 2025: \$607,000



4 2 2

Property Type: Land

Land Size: 461 sqm approx

Agent Comments

Comparable Properties



12 Mountain Ash Cirt WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$646,000

Method: Private Sale

Date: 19/05/2025

Property Type: House

Land Size: 512 sqm approx



30 Wedge Tail Dr WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$635,000

Method: Private Sale

Date: 09/05/2025

Property Type: House

Land Size: 613 sqm approx



40 Carisbrook Cr WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$589,000

Method: Private Sale

Date: 30/04/2025

Property Type: House

Land Size: 451 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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