

# 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

226 Ballarat-Carngham Road, Alfredton Vic 3350

### Indicative selling price

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

Single price \$230,000

### Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Alfredton

Period - From 26/03/2024

to 25/03/2025

Source Property Data

### 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	20 Sprinter Way WINTER VALLEY 3358	\$230,000	09/02/2025
2	7 Wren Way WINTER VALLEY 3358	\$250,000	17/12/2024
3	5 Millbrook Rd BONSHAW 3352	\$245,000	17/12/2024

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:

26/03/2025 09:26



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$230,000  
**Median Land Price**  
26/03/2024 - 25/03/2025: \$250,000

## Comparable Properties

**20 Sprinter Way WINTER VALLEY 3358 (VG)**

**Agent Comments**



**Price:** \$230,000  
**Method:** Sale  
**Date:** 09/02/2025  
**Property Type:** Land  
**Land Size:** 480 sqm approx

**7 Wren Way WINTER VALLEY 3358 (VG)**

**Agent Comments**



**Price:** \$250,000  
**Method:** Sale  
**Date:** 17/12/2024  
**Property Type:** Land  
**Land Size:** 478 sqm approx

**5 Millbrook Rd BONSHAW 3352 (VG)**

**Agent Comments**



**Price:** \$245,000  
**Method:** Sale  
**Date:** 17/12/2024  
**Property Type:** Land  
**Land Size:** 428 sqm approx