

## 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

3 Adrianus Street, Alfredton Vic 3350

### Indicative selling price

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

Range between \$610,000

&

\$645,000

### Median sale price

Median price \$602,500

Property Type House

Suburb Alfredton

Period - From 01/04/2025

to

30/06/2025

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	9 Wedge Tail Dr WINTER VALLEY 3358	\$615,000	19/08/2025
2	15 Wexford St ALFREDTON 3350	\$620,000	15/08/2025
3	23 Tipperary St ALFREDTON 3350	\$640,000	13/08/2025

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:

27/08/2025 14:13

3 Adrianus Street, Alfredton Vic 3350



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$610,000 - \$645,000

Median House Price

June quarter 2025: \$602,500



4 2 2

Property Type: House

Land Size: 424 sqm approx

Agent Comments

## Comparable Properties



9 Wedge Tail Dr WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$615,000

Method: Private Sale

Date: 19/08/2025

Property Type: House

Land Size: 583 sqm approx



15 Wexford St ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$620,000

Method: Private Sale

Date: 15/08/2025

Property Type: House

Land Size: 555 sqm approx



23 Tipperary St ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 448 sqm approx

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



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