

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 and
postcode

31 MYRTLE STREET ALEXANDRA VIC 3714

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

House

Suburb

Alexandra

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

5032 MAROONDAH HIGHWAY ALEXANDRA VIC 3714	\$725,000	05-Nov-25
9 PAYNES AVENUE ALEXANDRA VIC 3714	\$800,000	26-Jun-25
4 THOM STREET ALEXANDRA VIC 3714	\$800,000	30-Sep-24

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: 12 December 2025

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**5032 MAROONDAH HIGHWAY
ALEXANDRA VIC 3714**

4 2 4

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **05-Nov-25**

Distance **1.33km**



**9 PAYNES AVENUE ALEXANDRA
VIC 3714**

4 2 2

Sold Price **\$800,000** Sold Date **26-Jun-25**

Distance **0.74km**



**4 THOM STREET ALEXANDRA VIC
3714**

4 2 2

Sold Price Sold Date **30-Sep-24**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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