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	38 Evergreen Drive, Alfredton Vic 3350

Indicative selling price

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

Range between $1,695,000 & $1,795,000

Median sale price

Median price $647,500 Property Type House Suburb Alfredton

Period - From 01/10/2025 to 31/12/2025 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	29 Evergreen Dr ALFREDTON 3350	$1,450,000	11/08/2025
2	59 St Michaels Pl LAKE GARDENS 3355	$1,650,000	24/07/2025
3	11 St Andrews Pl LAKE GARDENS 3355	$1,420,000	13/06/2025

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: 23/01/2026 09:25

38 Evergreen Drive, Alfredton Vic 3350

JellisCraig



4 4 2

Rooms: 3
Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000 - $1,795,000
Median House Price
December quarter 2025: $647,500

Comparable Properties



29 Evergreen Dr ALFREDTON 3350 (REI/VG)

4 3 2

Price: $1,450,000
Method: Private Sale
Date: 11/08/2025
Property Type: House
Land Size: 712 sqm approx

Agent Comments

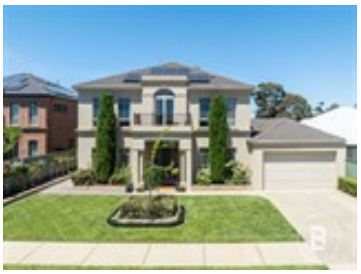


59 St Michaels Pl LAKE GARDENS 3355 (REI/VG)

5 2 2

Price: $1,650,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 797 sqm approx

Agent Comments



11 St Andrews Pl LAKE GARDENS 3355 (REI/VG)

5 3 2

Price: $1,420,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 800 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

propertydata .com.au

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