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	7 Obrien Drive, Alfredton Vic 3350

Indicative selling price

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

Range between $645,000 & $675,000

Median sale price

Median price $605,000 Property Type House Suburb Alfredton

Period - From 10/09/2024 to 09/09/2025 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	7 Beldi St ALFREDTON 3350	$665,000	29/07/2025
2	31 Karol St ALFREDTON 3350	$660,000	09/07/2025
3	54 Longford Rd ALFREDTON 3350	$650,000	07/04/2025

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: 10/09/2025 11:13

7 Obrien Drive, Alfredton Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$645,000 - $675,000
Median House Price
10/09/2024 - 09/09/2025: $605,000

Comparable Properties



7 Beldi St ALFREDTON 3350 (REI)

4 2 2

Price: $665,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 462 sqm approx

Agent Comments



31 Karol St ALFREDTON 3350 (REI/VG)

4 2 2

Price: $660,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 489 sqm approx

Agent Comments



54 Longford Rd ALFREDTON 3350 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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