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	1 Insignia Boulevard, Alfredton Vic 3350

Indicative selling price

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

Single price $845,000

Median sale price

Median price $629,000 Property Type House Suburb Alfredton

Period - From 01/07/2025 to 30/09/2025 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 eighteen 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	27 St Chester Av LAKE GARDENS 3355	$850,000	19/10/2024
2	13 Bellington Dr ALFREDTON 3350	$885,000	28/08/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 06/11/2025 09:40

1 Insignia Boulevard, Alfredton Vic 3350

JellisCraig



5 2 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$845,000
Median House Price
September quarter 2025: $629,000

Comparable Properties



27 St Chester Av LAKE GARDENS 3355 (REI/VG)

4 2 2

Price: $850,000
Method: Private Sale
Date: 19/10/2024
Property Type: House
Land Size: 603 sqm approx

Agent Comments



13 Bellington Dr ALFREDTON 3350 (REI/VG)

4 2 2

Price: $885,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 602 sqm approx

Agent Comments

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 eighteen months.

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

REIV THE DIFFERENCE

propertydata .com.au

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