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	12 Dromana Street, Alfredton Vic 3350

Indicative selling price

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

Range between $699,000 & $745,000

Median sale price

Median price $625,000 Property Type House Suburb Alfredton

Period - From 01/01/2025 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	16 Sorrento Dr ALFREDTON 3350	$615,000	05/09/2025
2	6 Dromana St ALFREDTON 3350	$630,000	25/08/2025
3	20 Dromana St ALFREDTON 3350	$570,000	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: 17/02/2026 22:19

12 Dromana Street, Alfredton Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$699,000 - $745,000
Median House Price
Year ending December 2025: $625,000

Comparable Properties

16 Sorrento Dr ALFREDTON 3350 (REI)

4 2 2

Price: $615,000
Method:
Date: 05/09/2025
Property Type: House

Agent Comments



6 Dromana St ALFREDTON 3350 (REI/VG)

3 2 2

Price: $630,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 550 sqm approx

Agent Comments



20 Dromana St ALFREDTON 3350 (VG)

3 - -

Price: $570,000
Method: Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 313 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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