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	1b Goldwood Drive, Alfredton Vic 3350

Indicative selling price

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

Range between $695,000 & $735,000

Median sale price

Median price $627,750 Property Type House Suburb Alfredton

Period - From 23/03/2025 to 22/03/2026 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	15 Goddard St LUCAS 3350	$705,000	20/02/2026
2	9 Regal Dr ALFREDTON 3350	$720,000	19/12/2025
3	4 Whatman St LUCAS 3350	$720,000	31/07/2025

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: 23/03/2026 19:28

1b Goldwood Drive, Alfredton Vic 3350

JellisCraig



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$695,000 - $735,000
Median House Price
23/03/2025 - 22/03/2026: $627,750

Comparable Properties



15 Goddard St LUCAS 3350 (REI)

4 2 2

Price: $705,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 391 sqm approx

Agent Comments



9 Regal Dr ALFREDTON 3350 (REI/VG)

4 2 2

Price: $720,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 350 sqm approx

Agent Comments



4 Whatman St LUCAS 3350 (REI/VG)

4 2 2

Price: $720,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 392 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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