

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

46 Mary Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$688,888 Property Type House Suburb Alfredton

Period - From 01/01/2026 to 31/03/2026 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	9 Tipperary St ALFREDTON 3350	\$810,000	14/04/2026
2	12 Monaghan Tce ALFREDTON 3350	\$805,000	09/04/2026
3	19 Galway Dr ALFREDTON 3350	\$795,000	09/01/2025

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:

27/04/2026 11:27



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Property Type: House
Land Size: 637 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$820,000
Median House Price
 March quarter 2026: \$688,888

Comparable Properties



9 Tipperary St ALFREDTON 3350 (REI)

Agent Comments

4 2 2

Price: \$810,000
Method: Private Sale
Date: 14/04/2026
Property Type: House
Land Size: 575 sqm approx



12 Monaghan Tce ALFREDTON 3350 (REI)

Agent Comments

4 2 3

Price: \$805,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 640 sqm approx



19 Galway Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$795,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 640 sqm approx

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