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 Tipperary Street, Alfredton Vic 3350

Indicative selling price

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

Range between $765,000 & $785,000

Median sale price

Median price $700,000 Property Type House Suburb Alfredton

Period - From 01/04/2026 to 30/06/2026 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	33 Evans Way LUCAS 3350	$783,000	18/04/2026
2	10 Seaford St ALFREDTON 3350	$762,000	13/04/2026
3	3 Lovering Way LUCAS 3350	$785,000	01/04/2026

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: 21/07/2026 14:17

7 Tipperary Street, Alfredton Vic 3350

JellisCraig



4 2 2

Property Type: Residential House
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$765,000 - $785,000
Median House Price
June quarter 2026: $700,000

Comparable Properties



33 Evans Way LUCAS 3350 (VG)

4 - -

Price: $783,000
Method: Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



10 Seaford St ALFREDTON 3350 (REI/VG)

4 2 2

Price: $762,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 513 sqm approx

Agent Comments



3 Lovering Way LUCAS 3350 (REI/VG)

4 2 2

Price: $785,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 512 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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