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 Whitely Crescent, Alfredton Vic 3350

Indicative selling price

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

Range between $735,000 & $775,000

Median sale price

Median price $582,500 Property Type House Suburb Alfredton

Period - From 01/01/2025 to 31/03/2025 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	32 Boulevarde Dr ALFREDTON 3350	$715,000	22/12/2024
2	26 Belltower Av ALFREDTON 3350	$750,000	26/11/2024
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: 06/05/2025 13:08

1 Whitely Crescent, Alfredton Vic 3350



4 2 4

Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$735,000 - $775,000
Median House Price
March quarter 2025: $582,500

Comparable Properties



32 Boulevarde Dr ALFREDTON 3350 (REI/VG)

4 2 5

Price: $715,000
Method: Private Sale
Date: 22/12/2024
Property Type: House
Land Size: 764 sqm approx

Agent Comments



26 Belltower Av ALFREDTON 3350 (REI/VG)

4 2 6

Price: $750,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 988 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

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