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	16 Topaz Street, Alfredton Vic 3350

Indicative selling price

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

Range between $660,000 & $705,000

Median sale price

Median price $590,000 Property Type House Suburb Alfredton

Period - From 20/05/2024 to 19/05/2025 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	10 Caligari Way ALFREDTON 3350	$660,000	05/05/2025
2	54 Longford Rd ALFREDTON 3350	$650,000	07/04/2025
3	23 Monaghan Tce ALFREDTON 3350	$705,000	11/03/2025

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: 20/05/2025 08:52

16 Topaz Street, Alfredton Vic 3350



4 2 2

Property Type: House
Land Size: 525 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $705,000
Median House Price
20/05/2024 - 19/05/2025: $590,000

Comparable Properties



10 Caligari Way ALFREDTON 3350 (REI)

4 2 2

Price: $660,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 449 sqm approx

Agent Comments



54 Longford Rd ALFREDTON 3350 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments



23 Monaghan Tce ALFREDTON 3350 (REI/VG)

4 2 2

Price: $705,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 640 sqm approx

Agent Comments

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

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