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	6 Peridot Way, Alfredton Vic 3350

Indicative selling price

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

Single price $299,000

Median sale price

Median price $250,000 Property Type Vacant land Suburb Alfredton

Period - From 09/05/2024 to 08/05/2025 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	53 Grainger Pde LUCAS 3350	$290,000	03/04/2025
2	48 Peasnell St LUCAS 3350	$295,000	13/03/2025
3	55 Crowther Dr LUCAS 3350	$285,000	14/10/2024

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: 09/05/2025 15:00

6 Peridot Way, Alfredton Vic 3350

Tim Valpied
5329 2500
0418 504 169
timvalpied@jelliscraig.com.au



Property Type: Land
Land Size: 549 sqm approx

Agent Comments

Indicative Selling Price
$299,000
Median Land Price
09/05/2024 - 08/05/2025: $250,000

Comparable Properties



53 Grainger Pde LUCAS 3350 (REI)

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Price: $290,000
Method: Private Sale
Date: 03/04/2025
Property Type: Land
Land Size: 572 sqm approx

Agent Comments

48 Peasnell St LUCAS 3350 (VG)

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Price: $295,000
Method: Sale
Date: 13/03/2025
Property Type: Land
Land Size: 571 sqm approx

Agent Comments



55 Crowther Dr LUCAS 3350 (REI/VG)

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Price: $285,000
Method: Private Sale
Date: 14/10/2024
Property Type: Land
Land Size: 512 sqm approx

Agent Comments

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