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 Luxford Street, Alfredton Vic 3350

Indicative selling price

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

Range between $880,000 & $930,000

Median sale price

Median price $629,000 Property Type House Suburb Alfredton

Period - From 01/07/2025 to 30/09/2025 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 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	25 Capital St ALFREDTON 3350	$900,000	22/08/2025
2	10 Insignia Blvd ALFREDTON 3350	$900,000	06/12/2024
3	37 Stirling Dr LAKE GARDENS 3355	$870,000	26/11/2024

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: 27/10/2025 14:06

6 Luxford Street, Alfredton Vic 3350

JellisCraig



5 2 2

Property Type: House
Land Size: 582 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $930,000
Median House Price
September quarter 2025: $629,000

Comparable Properties



25 Capital St ALFREDTON 3350 (REI)

4 2 2

Price: $900,000
Method: Private Sale
Date: 22/08/2025
Property Type: House
Land Size: 487 sqm approx

Agent Comments



10 Insignia Blvd ALFREDTON 3350 (REI/VG)

4 2 2

Price: $900,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 596 sqm approx

Agent Comments



37 Stirling Dr LAKE GARDENS 3355 (REI/VG)

4 2 3

Price: $870,000
Method: Auction Sale
Date: 26/11/2024
Property Type: House (Res)
Land Size: 731 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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