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	10 Arthur Street, Alfredton Vic 3350

Indicative selling price

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

Single price $295,000

Median sale price

Median price $230,000 Property Type Vacant land Suburb Alfredton

Period - From 30/10/2024 to 29/10/2025 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	116 Dyson Dr LUCAS 3350	$305,000	08/09/2025
2	2 Sligo St ALFREDTON 3350	$300,000	03/09/2025
3	9 Mayo St ALFREDTON 3350	$310,000	02/06/2025

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: 30/10/2025 09:46

10 Arthur Street, Alfredton Vic 3350



Property Type:
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$295,000
Median Land Price
30/10/2024 - 29/10/2025: $230,000

Comparable Properties



116 Dyson Dr LUCAS 3350 (REI)

- - -

Price: $305,000
Method: Private Sale
Date: 08/09/2025
Property Type: Land
Land Size: 512 sqm approx

Agent Comments



2 Sligo St ALFREDTON 3350 (REI)

- - -

Price: $300,000
Method: Private Sale
Date: 03/09/2025
Property Type: Land
Land Size: 636 sqm approx

Agent Comments



9 Mayo St ALFREDTON 3350 (REI/VG)

- - -

Price: $310,000
Method: Private Sale
Date: 02/06/2025
Property Type: Land
Land Size: 640 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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