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	13 Adrianus Street, Alfredton Vic 3350

Indicative selling price

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

Range between $640,000 & $670,000

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	16 Creekstone Dr ALFREDTON 3350	$650,000	09/10/2025
2	66 Lugano Av ALFREDTON 3350	$631,500	25/09/2025
3	7 Beldi St ALFREDTON 3350	$665,000	29/07/2025

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: 13/11/2025 12:20

13 Adrianus Street, Alfredton Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 499 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $670,000
Median House Price
September quarter 2025: $629,000

Comparable Properties



16 Creekstone Dr ALFREDTON 3350 (REI)

4 2 2

Price: $650,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments



66 Lugano Av ALFREDTON 3350 (REI/VG)

4 2 2

Price: $631,500
Method: Private Sale
Date: 25/09/2025
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments



7 Beldi St ALFREDTON 3350 (REI/VG)

4 2 2

Price: $665,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 462 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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