

## 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 and  
postcode

63 SORRENTO DRIVE ALFREDTON VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Alfredton

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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

16 HATHAWAY CLOSE ALFREDTON VIC 3350	\$350,000	13-Mar-26
20 BLYTHEN ROAD LUCAS VIC 3350	\$340,000	04-Aug-25
14 TUCKEROO STREET WINTER VALLEY VIC 3358	\$355,000	23-Jul-25

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: 24 June 2026



**16 HATHAWAY CLOSE  
ALFREDTON VIC 3350**

- - -

Sold Price **\$350,000** Sold Date **13-Mar-26**

Distance **2.19km**



**20 BLYTHEN ROAD LUCAS VIC  
3350**

- - -

Sold Price **\$340,000** Sold Date **04-Aug-25**

Distance **3.47km**



**14 TUCKEROO STREET WINTER  
VALLEY VIC 3358**

- - -

Sold Price **\$355,000** Sold Date **23-Jul-25**

Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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