

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

1768 STURT STREET ALFREDTON VIC 3350

Indicative selling price

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

Single Price

or range
between

\$890,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Alfredton

Period-from

01 Sep 2025

to

31 Aug 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

12 BELLINGTON DRIVE ALFREDTON VIC 3350	\$965,000	11-May-26
62 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355	\$965,000	23-Jul-26
7 ALLURA DRIVE ALFREDTON VIC 3350	\$935,000	15-Feb-26

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.~~

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**12 BELLINGTON DRIVE
ALFREDTON VIC 3350**

5 3 2

Sold Price **\$965,000** Sold Date **11-May-26**

Distance **0.15km**



**62 LAKE GARDENS AVENUE LAKE
GARDENS VIC 3355**

4 2 2

Sold Price ^{RS} **\$965,000** Sold Date **23-Jul-26**

Distance **0.76km**



**7 ALLURA DRIVE ALFREDTON VIC
3350**

4 2 2

Sold Price **\$935,000** Sold Date **15-Feb-26**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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