

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

25 PETERKIN STREET ALEXANDRA VIC 3714

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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Alexandra

Period-from

01 Feb 2025

to

31 Jan 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

31 MYRTLE STREET ALEXANDRA VIC 3714	\$812,500	23-Jan-26
5032 MAROONDAH HIGHWAY ALEXANDRA VIC 3714	\$725,000	02-Nov-25
9 PAYNES AVENUE ALEXANDRA VIC 3714	\$800,000	26-Jun-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.~~

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31 MYRTLE STREET ALEXANDRA VIC 3714

5 3 2

Sold Price

^{RS} **\$812,500** ^{UN}

Sold Date **23-Jan-26**

Distance **1.51km**



5032 MAROONDAH HIGHWAY ALEXANDRA VIC 3714

4 2 4

Sold Price

\$725,000

Sold Date **02-Nov-25**

Distance **1.01km**



9 PAYNES AVENUE ALEXANDRA VIC 3714

4 2 2

Sold Price

\$800,000

Sold Date **26-Jun-25**

Distance **0.78km**

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

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