

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

3/44 VILLENEUVE 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Alexandra

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/34 BAYLEY STREET ALEXANDRA VIC 3714	\$400,000	16-Nov-23
123 GRANT STREET ALEXANDRA VIC 3714	\$421,000	09-Apr-25
72 MYRTLE STREET ALEXANDRA VIC 3714	\$347,000	14-Aug-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: 25 September 2025

belinda hocking

P 57723444

M 0418115574

E belinda.hocking@landmarkharcourts.com.


**2/34 BAYLEY STREET
ALEXANDRA VIC 3714**

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 Sold Price **\$400,000** Sold Date **16-Nov-23**

 Distance **0.6km**

**123 GRANT STREET ALEXANDRA
VIC 3714**

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 Sold Price **\$421,000** Sold Date **09-Apr-25**

 Distance **0.49km**

**72 MYRTLE STREET ALEXANDRA
VIC 3714**

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 Sold Price ^{RS} **\$347,000** Sold Date **14-Aug-25**

 Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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