

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

67D Dyson Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$412,500 Property Type Townhouse Suburb Alfredton

Period - From 17/12/2024 to 16/12/2025 Source Property Data

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	4 Bastow La LUCAS 3350	\$463,000	02/09/2025
2	27 Ningana St ALFREDTON 3350	\$455,000	02/07/2025
3	9 Mia St ALFREDTON 3350	\$460,000	13/05/2025

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:

17/12/2025 09:58



3 2 2

Property Type: House (Res)
Land Size: 212 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median Townhouse Price
17/12/2024 - 16/12/2025: \$412,500

Comparable Properties



4 Bastow La LUCAS 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$463,000
Method: Private Sale
Date: 02/09/2025
Property Type: Townhouse (Single)
Land Size: 228 sqm approx



27 Ningana St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$455,000
Method: Private Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 713 sqm approx



9 Mia St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$460,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 235 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300