

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 67d Dyson Drive, Alfredton Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$405,000 Property Type Townhouse Suburb Alfredton
Period - From 02/02/2025 to 01/02/2026 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 81 Oshannassy Pde LUCAS 3350	\$470,000	26/06/2025
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:

02/02/2026 09:31



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2

Property Type: Townhouse (Res)

Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price

\$445,000

Median Townhouse Price

02/02/2025 - 01/02/2026: \$405,000

Comparable Properties



4 Bastow La LUCAS 3350 (REI/VG)



3



2



2

Price: \$463,000

Method: Private Sale

Date: 02/09/2025

Property Type: Townhouse (Single)

Land Size: 228 sqm approx

Agent Comments



81 Oshannassy Pde LUCAS 3350 (REI/VG)



3



2



2

Price: \$470,000

Method: Private Sale

Date: 26/06/2025

Property Type: House

Land Size: 282 sqm approx

Agent Comments



9 Mia St ALFREDTON 3350 (REI/VG)



3



2



1

Price: \$460,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 235 sqm approx

Agent Comments

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