

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

4/40-42 VICTORY AVENUE 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Other

Suburb

Alfredton

Period-from

01 Jan 2025

to

31 Dec 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

84 WILLOBY DRIVE ALFREDTON VIC 3350	\$224,500	28-Nov-25
9 RUTLEDGE WAY WINTER VALLEY VIC 3358	\$250,000	05-Dec-24
8 NEVADO AVENUE WINTER VALLEY VIC 3358	\$244,000	18-Dec-24

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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**84 WILLOBY DRIVE ALFREDTON
VIC 3350**

Sold Price **\$224,500** Sold Date **28-Nov-25**



Distance **2.07km**



**9 RUTLEDGE WAY WINTER
VALLEY VIC 3358**

Sold Price **\$250,000** Sold Date **05-Dec-24**



Distance **2.37km**



**8 NEVADO AVENUE WINTER
VALLEY VIC 3358**

Sold Price **\$244,000** Sold Date **18-Dec-24**



Distance **3.42km**

RS = Recent sale UN = Undisclosed Sale

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