

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 9 Beaufort Avenue, Alfredton Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$625,000 Property Type House Suburb Alfredton

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	35 Lawrie Dr ALFREDTON 3350	\$650,000	28/10/2025
2	12 Jack Ct ALFREDTON 3350	\$700,000	16/10/2025
3	32 Lawrie Dr ALFREDTON 3350	\$711,000	12/10/2025

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:

25/02/2026 09:43



Property Type: House (Res)
Land Size: 1858 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$715,000
Median House Price
 Year ending December 2025: \$625,000

Comparable Properties



35 Lawrie Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 839 sqm approx



12 Jack Ct ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 844 sqm approx



32 Lawrie Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$711,000
Method: Private Sale
Date: 12/10/2025
Property Type: House
Land Size: 750 sqm approx

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