

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

8 Fitzgerald Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$445,025 Property Type Townhouse Suburb Alfredton

Period - From 05/03/2025 to 04/03/2026 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	8 Regina St MITCHELL PARK 3355	\$490,000	28/10/2025
2	33 Sunline Av ALFREDTON 3350	\$455,050	25/03/2025
3	28 Presentation Blvd WINTER VALLEY 3358	\$485,000	28/02/2025

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:

05/03/2026 16:00



4 2 2

Property Type: House
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Townhouse Price
05/03/2025 - 04/03/2026: \$445,025

Comparable Properties



8 Regina St MITCHELL PARK 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$490,000
Method: Private Sale
Date: 28/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 330 sqm approx



33 Sunline Av ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$455,050
Method: Private Sale
Date: 25/03/2025
Property Type: Townhouse (Single)
Land Size: 176 sqm approx



28 Presentation Blvd WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$485,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 302 sqm approx

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