

# 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 Goldwood 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,495,000 & \$1,545,000

### Median sale price

Median price \$647,500 Property Type House Suburb Alfredton

Period - From 01/10/2025 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	38 Evergreen Dr ALFREDTON 3350	\$1,600,000	10/03/2026
2	3 Polkinghorne Vw LUCAS 3350	\$1,601,000	28/02/2026
3	3 Carlton St LAKE WENDOUREE 3350	\$1,600,000	03/02/2026

**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: 02/04/2026 14:07



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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 519 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,495,000 - \$1,545,000

**Median House Price**

December quarter 2025: \$647,500

I have used three very recent sales even though they are not directly comparable. One has one extra bathroom and one less bedroom but has a pool. The second has three extra bathrooms and is on a much larger block. The third one is also on a larger block but is closer to Lake Wendouree.

## Comparable Properties

**38 Evergreen Dr ALFREDTON 3350 (REI)**

Agent Comments

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**Price:** \$1,600,000**Method:** Private Sale**Date:** 10/03/2026**Property Type:** House**Land Size:** 693 sqm approx**3 Polkinghorne Vw LUCAS 3350 (REI)**

Agent Comments

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**Price:** \$1,601,000**Method:** Private Sale**Date:** 28/02/2026**Property Type:** House**Land Size:** 835 sqm approx**3 Carlton St LAKE WENDOUREE 3350 (REI)**

Agent Comments

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**Price:** \$1,600,000**Method:** Private Sale**Date:** 03/02/2026**Property Type:** House**Land Size:** 745 sqm approx

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