

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

1 ALMURTA STREET 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

House

Suburb

Alfredton

Period-from

01 May 2025

to

30 Apr 2026

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

4 SCARBOROUGH CRESCENT ALFREDTON VIC 3350	\$732,500	29-Apr-26
30 LEARMONTH STREET ALFREDTON VIC 3350	\$670,000	13-Mar-26
1755 STURT STREET ALFREDTON VIC 3350	\$738,000	11-Feb-26

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: 07 May 2026

Novine Zhang
 P 0386802481
 M 0416800239
 E projects@investateinternational.com



**4 SCARBOROUGH CRESCENT
 ALFREDTON VIC 3350**

 3  2  -

Sold Price

^{RS}

\$732,500

Sold Date

29-Apr-26

Distance

1.45km



**30 LEARMONTH STREET
 ALFREDTON VIC 3350**

 4  2  2

Sold Price

\$670,000

Sold Date

13-Mar-26

Distance

0.69km



**1755 STURT STREET ALFREDTON
 VIC 3350**

 4  2  2

Sold Price

\$738,000

Sold Date

11-Feb-26

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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