

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

14 Mary Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$785,000

&

\$805,000

Median sale price

Median price \$688,888

Property Type House

Suburb Alfredton

Period - From 01/01/2026

to

31/03/2026

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	15 Monaghan Tce ALFREDTON 3350	\$790,000	30/05/2025
2	7 Bellington Dr ALFREDTON 3350	\$790,000	13/02/2025
3	19 Galway Dr ALFREDTON 3350	\$795,000	09/01/2025

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:

18/06/2026 14:35



4 2 3

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$785,000 - \$805,000
Median House Price
March quarter 2026: \$688,888

Comparable Properties



15 Monaghan Tce ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$790,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 644 sqm approx



7 Bellington Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$790,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 513 sqm approx



19 Galway Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$795,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 640 sqm approx

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