

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

17 Cedar Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between

\$665,000

&

\$695,000

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 eighteen 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	14 Towong St ALFREDTON 3350	\$680,000	16/02/2026
2	2 Robertson Dr ALFREDTON 3350	\$672,000	06/11/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

30/03/2026 13:01



 3  2  2

Property Type: House
Land Size: 722 sqm approx
 Agent Comments

Indicative Selling Price
 \$665,000 - \$695,000
Median House Price
 December quarter 2025: \$647,500

Comparable Properties



14 Towong St ALFREDTON 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$680,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 589 sqm approx

2 Robertson Dr ALFREDTON 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$672,000
Method: Private Sale
Date: 06/11/2025
Property Type: House (Res)
Land Size: 787 sqm approx

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 eighteen months.

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