

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

18 Distinction Drive, Alfredton Vic 3350

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	29 Evergreen Dr ALFREDTON 3350	\$1,450,000	11/08/2025
2	59 St Michaels PI LAKE GARDENS 3355	\$1,650,000	24/07/2025
3	11 St Andrews PI LAKE GARDENS 3355	\$1,420,000	13/06/2025

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:

06/03/2026 14:51



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Property Type: Residential House

Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2025: \$647,500

Comparable Properties



29 Evergreen Dr ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$1,450,000

Method: Private Sale

Date: 11/08/2025

Property Type: House

Land Size: 712 sqm approx



59 St Michaels PI LAKE GARDENS 3355 (REI/VG)

Agent Comments

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Price: \$1,650,000

Method: Private Sale

Date: 24/07/2025

Property Type: House

Land Size: 797 sqm approx



11 St Andrews PI LAKE GARDENS 3355 (REI/VG)

Agent Comments

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 2

Price: \$1,420,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 800 sqm approx

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