

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

26 Beldi Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$675,000 & \$720,000

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	99 Willoby Dr ALFREDTON 3350	\$705,000	12/02/2026
2	2 Offaly St ALFREDTON 3350	\$690,000	08/01/2026
3	55 Willoby Dr ALFREDTON 3350	\$700,000	12/09/2025

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:

18/03/2026 16:11



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Property Type: House

Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$720,000

Median House Price

December quarter 2025: \$647,500

Comparable Properties



99 Willoby Dr ALFREDTON 3350 (REI)

Agent Comments

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Price: \$705,000

Method: Private Sale

Date: 12/02/2026

Property Type: House

Land Size: 498 sqm approx



2 Offaly St ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$690,000

Method: Private Sale

Date: 08/01/2026

Property Type: House

Land Size: 635 sqm approx



55 Willoby Dr ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$700,000

Method: Private Sale

Date: 12/09/2025

Property Type: House

Land Size: 469 sqm approx

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