

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

3/106 Cuthberts Road, Alfredton Vic 3350

Indicative selling price

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

Range between

\$425,000

&

\$450,000

Median sale price

Median price

\$437,500

Property Type

Unit

Suburb

Alfredton

Period - From

01/07/2025

to

30/06/2026

Source

Property Data

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	2/1 Park St WENDOUREE 3355	\$520,000	11/05/2026
2	1/2 Symons St WENDOUREE 3355	\$465,000	10/09/2025
3	2/4 Pleasant St.S NEWINGTON 3350	\$457,000	04/09/2025

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:

01/07/2026 12:45



2 1 1

Property Type: Unit
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median Unit Price
01/07/2025 - 30/06/2026: \$437,500

Comparable Properties



2/1 Park St WENDOUREE 3355 (REI)

Agent Comments

2 1 2

Price: \$520,000
Method: Private Sale
Date: 11/05/2026
Property Type: Unit
Land Size: 239 sqm approx



1/2 Symons St WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 4

Price: \$465,000
Method: Private Sale
Date: 10/09/2025
Property Type: Unit
Land Size: 403 sqm approx



2/4 Pleasant St.S NEWINGTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$457,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Single)