

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

31 Mimosa Avenue, Alfredton Vic 3350

Indicative selling price

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

Range between \$630,000 & \$660,000

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	142 Cuthberts Rd ALFREDTON 3350	\$636,000	15/09/2025
2	15 Parkwood St ALFREDTON 3350	\$630,000	25/07/2025
3	30 Hume Cr ALFREDTON 3350	\$630,000	13/12/2024

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:

16/03/2026 12:52



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Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median House Price
December quarter 2025: \$647,500

Comparable Properties



142 Cuthberts Rd ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$636,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 740 sqm approx



15 Parkwood St ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$630,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 725 sqm approx



30 Hume Cr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$630,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 631 sqm approx