

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

46 Lawrie Drive, Alfredton Vic 3350

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Alfredton

Period - From

01/04/2025

to

31/03/2026

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	107 Dyson Dr ALFREDTON 3350	\$660,000	01/04/2026
2	35 Lawrie Dr ALFREDTON 3350	\$650,000	28/10/2025
3	53 Lawrie Dr ALFREDTON 3350	\$625,000	11/11/2024

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:

10/04/2026 08:45



Property Type:

Agent Comments

Comparable Properties



107 Dyson Dr ALFREDTON 3350 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 643 sqm approx



35 Lawrie Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)

Land Size: 839 sqm approx



53 Lawrie Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 11/11/2024

Property Type: House

Land Size: 686 sqm approx