

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9a Cardigan Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$465,000

Property Type

Townhouse

Suburb

Alfredton

Period - From

21/05/2025

to

20/05/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/15 Limetree Way LAKE GARDENS 3355	\$600,000	01/09/2025
2	20 Dromana St ALFREDTON 3350	\$570,000	13/08/2025
3	44 Norfolk Av LAKE GARDENS 3355	\$586,000	10/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/05/2026 16:28



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$579,000

Median Townhouse Price

21/05/2025 - 20/05/2026: \$465,000

Comparable Properties



2/15 Limetree Way LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000

Method: Private Sale

Date: 01/09/2025

Property Type: House



20 Dromana St ALFREDTON 3350 (VG)

Agent Comments

3 - -

Price: \$570,000

Method: Sale

Date: 13/08/2025

Property Type: House (Res)

Land Size: 313 sqm approx



44 Norfolk Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$586,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 300 sqm approx