

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

15 Vetrano Avenue, Alfredton Vic 3350

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$688,888

Property Type House

Suburb Alfredton

Period - From 01/01/2026

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	19 Vetrano Av ALFREDTON 3350	\$610,000	26/05/2026
2	68 Willoby Dr ALFREDTON 3350	\$695,000	23/01/2026
3	16 Harmony Way ALFREDTON 3350	\$745,000	09/12/2025

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:

03/06/2026 13:44



Property Type: House
Land Size: 384 sqm approx
Agent Comments

Comparable Properties



19 Vetrano Av ALFREDTON 3350 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 26/05/2026
Property Type: House
Land Size: 300 sqm approx



68 Willoby Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 447 sqm approx



16 Harmony Way ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 09/12/2025
Property Type: House
Land Size: 569 sqm approx