

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 Dublin Street, Alfredton Vic 3350

Indicative selling price

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

Single price \$639,500

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	50 Chase Blvd ALFREDTON 3350	\$601,000	23/03/2026
2	32 Monaghan Tce ALFREDTON 3350	\$630,000	10/02/2026
3	3 Tralee Rd ALFREDTON 3350	\$622,000	27/01/2026

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:

07/04/2026 14:13

3 Dublin Street, Alfredton Vic 3350



Hannah Baker
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Indicative Selling Price

\$639,500

Median House Price

December quarter 2025: \$647,500



3 2 2

Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



50 Chase Blvd ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$601,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 389 sqm approx



32 Monaghan Tce ALFREDTON 3350 (VG)

Agent Comments

3 - -

Price: \$630,000

Method: Sale

Date: 10/02/2026

Property Type: House (Res)

Land Size: 370 sqm approx



3 Tralee Rd ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$622,000

Method: Private Sale

Date: 27/01/2026

Property Type: House (Res)

Land Size: 330 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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