

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 and
postcode

1741 STURT STREET ALFREDTON VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Alfredton

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

12 INDI STREET ALFREDTON VIC 3350	\$635,520	13-Feb-26
21 MUIR CRESCENT NEWINGTON VIC 3350	\$640,000	04-Jun-25
701 EYRE STREET BALLARAT CENTRAL VIC 3350	\$686,000	08-Mar-26

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: 23 April 2026

McGrath

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12 INDI STREET ALFREDTON VIC 3350

Sold Price

\$635,520

Sold Date

13-Feb-26

 4  1  1

Distance

0.52km



21 MUIR CRESCENT NEWINGTON VIC 3350

Sold Price

\$640,000

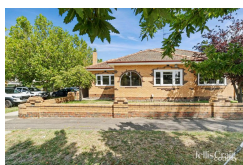
Sold Date

04-Jun-25

 3  1  1

Distance

2.98km



701 EYRE STREET BALLARAT CENTRAL VIC 3350

Sold Price

\$686,000

Sold Date

08-Mar-26

 3  1  1

Distance

3.55km

RS = Recent sale

UN = Undisclosed Sale

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