

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$665,000 & \$685,000

### 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	8 Armagh St ALFREDTON 3350	\$692,000	28/04/2026
2	18 Galway Dr ALFREDTON 3350	\$690,000	24/04/2026
3	62 Longford Rd ALFREDTON 3350	\$710,000	15/04/2026

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:

06/05/2026 12:05

**Indicative Selling Price**

\$665,000 - \$685,000

**Median House Price**

March quarter 2026: \$688,888



 4  2  2

**Property Type:** House

**Land Size:** 384 sqm approx

**Agent Comments**

## Comparable Properties



**8 Armagh St ALFREDTON 3350 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$692,000

**Method:** Private Sale

**Date:** 28/04/2026

**Property Type:** House

**Land Size:** 540 sqm approx



**18 Galway Dr ALFREDTON 3350 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** House

**Land Size:** 576 sqm approx



**62 Longford Rd ALFREDTON 3350 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 15/04/2026

**Property Type:** House

**Land Size:** 448 sqm approx