

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

23 Tipperary Street, Alfredton Vic 3350

Indicative selling price

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

Range between \$645,000 & \$655,000

Median sale price

Median price \$602,500 Property Type House Suburb Alfredton

Period - From 01/04/2025 to 30/06/2025 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	20 Offaly St ALFREDTON 3350	\$645,000	07/06/2025
2	54 Longford Rd ALFREDTON 3350	\$650,000	07/04/2025
3	30 Lawrie Dr ALFREDTON 3350	\$650,000	18/12/2024

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:

16/07/2025 12:31

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Indicative Selling Price
\$645,000 - \$655,000
Median House Price
June quarter 2025: \$602,500



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Comparable Properties



20 Offaly St ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 575 sqm approx



54 Longford Rd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 512 sqm approx



30 Lawrie Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 802 sqm approx