

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

17 MAYO 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	\$380,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$242,500	Property type	Land	Suburb	Alfredton
Period-from	01 Dec 2024	to	30 Nov 2025	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
65 CUZENS ROAD ALFREDTON VIC 3350	\$272,000	12-Oct-25
44 KALAMATA AVENUE ALFREDTON VIC 3350	\$280,000	24-Oct-25
195 DYSON DRIVE ALFREDTON VIC 3350	\$275,000	28-Oct-25

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: 15 December 2025



Property Reports

M 1300867044

E colin@forsalebyowner.com.au



**65 CUZENS ROAD ALFREDTON
VIC 3350**

Sold Price

\$272,000 Sold Date **12-Oct-25**



Distance **0.8km**



**44 KALAMATA AVENUE
ALFREDTON VIC 3350**

Sold Price

\$280,000 Sold Date **24-Oct-25**



Distance **1.02km**



**195 DYSON DRIVE ALFREDTON
VIC 3350**

Sold Price

\$275,000 Sold Date **28-Oct-25**



Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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