# Statement of Information

Dons Premier Estate Agents
The Knights of Real Estate

**Single residential property located in the Melbourne metropolitan area**
**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

Street: 20 BALANADA CLOSE

Suburb: ALFREDTON State: VIC Postcode: 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: $ 375,000 and $ 405,000

## Median sale price

Median price: $ 457,500

Property type: Unit/Townhouse

Suburb: Alfredton

Period - From: 06 / 08 / 2025 to: 06 / 02 / 2026 Source: Cotality

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 1/106 CUTHBERTS ROAD ALFREDTON VIC 3350 | $ 370,000 | 08 / 08 / 2025 |
| 2 | 1/2B GOLF STREET ALFREDTON VIC 3350 | $ 500,000 | 21 / 01 / 2026 |
| 3 | 4 SHANNON CLOSE ALFREDTON VIC 3350 | $ 415,000 | 12 / 11 / 2025 |

**OR**

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06 February 2026