

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

226/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Alphington

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 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

308/23 MILLS BOULEVARD ALPHINGTON VIC 3078	\$440,000	05-Jul-24
4/130 GILLIES STREET FAIRFIELD VIC 3078	\$435,000	17-Oct-24
7/2-4 THOMSON STREET NORTHCOTE VIC 3070	\$360,000	27-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 10 December 2024

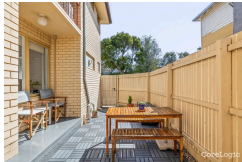


**308/23 MILLS BOULEVARD  
ALPHINGTON VIC 3078**

1 1 -

Sold Price **\$440,000** Sold Date **05-Jul-24**

Distance **0.02km**



**4/130 GILLIES STREET FAIRFIELD  
VIC 3078**

1 1 -

Sold Price **\$435,000** Sold Date **17-Oct-24**

Distance **1.36km**



**7/2-4 THOMSON STREET  
NORTHCOTE VIC 3070**

1 1 -

Sold Price **\$360,000** Sold Date **27-Jun-24**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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