

## 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

9 PARKVIEW 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

\$2,100,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,005,000

Property type

House

Suburb

Alphington

Period-from

01 Mar 2024

to

28 Feb 2025

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

56 KENT STREET KEW VIC 3101	\$2,180,000	11-Oct-24
10 BRIDLEWAY WALK PARKVILLE VIC 3052	\$2,180,000	21-Nov-24
20 ELLSWORTH CRESCENT CAMBERWELL VIC 3124	\$2,150,000	18-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: 05 March 2025



**56 KENT STREET KEW VIC 3101**

Sold Price

**\$2,180,000**

Sold Date

**11-Oct-24**

4 2 2

Distance

**2.37km**



**10 BRIDLEWAY WALK PARKVILLE  
VIC 3052**

Sold Price

<sup>RS</sup> **\$2,180,000** <sup>UN</sup>

Sold Date

**21-Nov-24**

4 2 2

Distance

**6.14km**



**20 ELLSWORTH CRESCENT  
CAMBERWELL VIC 3124**

Sold Price

**\$2,150,000**

Sold Date

**18-Jun-24**

4 2 2

Distance

**8.03km**

RS = Recent sale

UN = Undisclosed Sale

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