

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

1/23 MILLS BOULEVARD ALPHINGTON VIC 3078

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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Alphington

Period-from

01 Jan 2024

to

31 Dec 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

7/6 ARTHUR STREET FAIRFIELD VIC 3078	\$350,000	27-Aug-24
8/92 PERRY STREET FAIRFIELD VIC 3078	\$395,000	17-Sep-24
111/121-125 VICTORIA ROAD NORTHCOTE VIC 3070	\$375,000	27-Nov-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: 24 January 2025



**7/6 ARTHUR STREET FAIRFIELD
VIC 3078**

1 1 1

Sold Price

\$350,000

Sold Date **27-Aug-24**

Distance **0.78km**



**8/92 PERRY STREET FAIRFIELD
VIC 3078**

1 1 1

Sold Price

\$395,000

Sold Date **17-Sep-24**

Distance **1.02km**



**111/121-125 VICTORIA ROAD
NORTHCOTE VIC 3070**

1 1 1

Sold Price

\$375,000

Sold Date **27-Nov-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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