

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

43 BECKWITH AVENUE 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2024

to

31 Jan 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

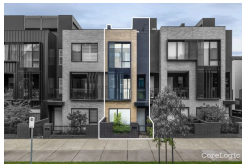
Date of sale

22 MILLS BOULEVARD ALPHINGTON VIC 3078	\$895,000	23-Mar-24
11 WELSH WAY ALPHINGTON VIC 3078	\$870,000	10-Aug-24
6/1A HAMILTON STREET ALPHINGTON VIC 3078	\$770,000	03-May-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: 27 February 2025



22 MILLS BOULEVARD ALPHINGTON VIC 3078

 2  2  1

Sold Price

\$895,000

Sold Date

23-Mar-24

Distance

0km



11 WELSH WAY ALPHINGTON VIC 3078

 2  2  1

Sold Price

\$870,000

Sold Date

10-Aug-24

Distance

0.51km



6/1A HAMILTON STREET ALPHINGTON VIC 3078

 2  2  1

Sold Price

\$770,000

Sold Date

03-May-24

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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