

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

112/23 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

\$695,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

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

309/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$671,500	26-Nov-24
721/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$735,000	21-Feb-25

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: 07 March 2025



309/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

 2  2  1

Sold Price

\$671,500

Sold Date **26-Nov-24**

Distance

0.34km



721/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

 2  2  1

Sold Price

^{RS} **\$735,000**

Sold Date **21-Feb-25**

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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