

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

4 ST BERNARDS ROAD 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)

UNIT 1 \$409,000

Unit 4 \$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

6/42 GILLIES STREET FAIRFIELD VIC 3078	\$440,000	23-Apr-25
11/7 WAVERLEY AVENUE IVANHOE VIC 3079	\$450,000	03-Sep-24
4/13 LANGRIDGE STREET FAIRFIELD VIC 3078	\$461,000	22-Oct-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: 11 November 2025

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**6/42 GILLIES STREET FAIRFIELD
VIC 3078**

1 1 1

Sold Price

\$440,000

Sold Date

23-Apr-25

Distance

1.62km



**11/7 WAVERLEY AVENUE
IVANHOE VIC 3079**

1 1 1

Sold Price

\$450,000

Sold Date

03-Sep-24

Distance

1.3km



**4/13 LANGRIDGE STREET
FAIRFIELD VIC 3078**

1 1 1

Sold Price

\$461,000

Sold Date

22-Oct-24

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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