

## 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

203/21 MILLS BOULEVARD 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

\$630,000

&

\$660,000

### 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

210/21 REX AVENUE ALPHINGTON VIC 3078	\$705,000	10-Feb-25
76 SEPARATION STREET FAIRFIELD VIC 3078	\$680,000	22-Nov-24
309/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$671,500	26-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: 17 March 2025



## 210/21 REX AVENUE ALPHINGTON VIC 3078

 2  1  1

Sold Price

**\$705,000**

Sold Date

**10-Feb-25**

Distance

**0.26km**



## 76 SEPARATION STREET FAIRFIELD VIC 3078

 2  1  1

Sold Price

**\$680,000**

Sold Date

**22-Nov-24**

Distance

**1.77km**



## 309/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

 2  2  1

Sold Price

**\$671,500**

Sold Date

**26-Nov-24**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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