

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 (*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**

Sold Price

\$705,000

Sold Date

10-Feb-25

 2

 1

 1

Distance

0.26km



**76 SEPARATION STREET
FAIRFIELD VIC 3078**

Sold Price

\$680,000

Sold Date

22-Nov-24

 2

 1

 1

Distance

1.77km



**309/626 HEIDELBERG ROAD
ALPHINGTON VIC 3078**

Sold Price

\$671,500

Sold Date

26-Nov-24

 2

 2

 1

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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