

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

203/23 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

\$599,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Unit

Suburb

Alphington

Period-from

01 Aug 2024

to

31 Jul 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

415/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$687,000	04-Apr-25
105/62-64 STATION STREET FAIRFIELD VIC 3078	\$594,000	01-Jun-25
27/341 HEIDELBERG ROAD NORTHCOTE VIC 3070	\$620,000	02-Aug-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: 20 August 2025



**415/626 HEIDELBERG ROAD
ALPHINGTON VIC 3078**

 2  2  1

Sold Price

\$687,000

Sold Date **04-Apr-25**

Distance

0.34km



**105/62-64 STATION STREET
FAIRFIELD VIC 3078**

 2  2  1

Sold Price

\$594,000

Sold Date **01-Jun-25**

Distance

1.01km



**27/341 HEIDELBERG ROAD
NORTHCOVE VIC 3070**

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date **02-Aug-25**

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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