

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

308/10 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Alphington

Period-from

01 Sep 2025

to

31 Aug 2026

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

5 CAMBER WALK ALPHINGTON VIC 3078	\$940,000	08-Apr-26
201/21 REX AVENUE ALPHINGTON VIC 3078	\$810,000	29-Aug-26
5/96 GRANGE ROAD ALPHINGTON VIC 3078	\$766,300	11-Aug-26

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: 09 September 2026



5 CAMBER WALK ALPHINGTON VIC 3078

2 2 1

Sold Price

\$940,000

Sold Date

08-Apr-26

Distance

0.11km



201/21 REX AVENUE ALPHINGTON VIC 3078

2 2 2

Sold Price

^{RS} **\$810,000**

Sold Date

29-Aug-26

Distance

0.34km



5/96 GRANGE ROAD ALPHINGTON VIC 3078

2 2 1

Sold Price

^{RS} **\$766,300**

Sold Date

11-Aug-26

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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