

## 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

4/18 PERRY STREET 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

\$625,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Alphington

Period-from

01 Oct 2024

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4/9 ROEMER CRESCENT ALPHINGTON VIC 3078  | \$650,000 | 04-Jun-25 |
| 6/14 YARRALEA STREET ALPHINGTON VIC 3078 | \$615,000 | 11-Jun-25 |
| 5/24 COMO STREET ALPHINGTON VIC 3078     | \$640,000 | 07-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: 28 October 2025

**4/9 ROEMER CRESCENT  
ALPHINGTON VIC 3078**

2 1 1

Sold Price **\$650,000** Sold Date **04-Jun-25**Distance **0.87km****6/14 YARRALEA STREET  
ALPHINGTON VIC 3078**

2 1 1

Sold Price **\$615,000** Sold Date **11-Jun-25**Distance **0.9km****5/24 COMO STREET ALPHINGTON  
VIC 3078**

2 1 1

Sold Price **\$640,000** Sold Date **07-Aug-25**Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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