

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

4/66 Grange Road, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$770,000

Median sale price

Median price

\$731,000

Property Type

Unit

Suburb

Alphington

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	3/12 Sparks Av FAIRFIELD 3078	\$750,000	22/09/2025
2	4/67 Livingstone St IVANHOE 3079	\$785,500	12/06/2025
3	1/76 Marshall St IVANHOE 3079	\$740,000	10/06/2025

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 six months.~~

This Statement of Information was prepared on:

08/12/2025 10:19



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$770,000
Median Unit Price
Year ending September 2025: \$731,000

Comparable Properties



3/12 Sparks Av FAIRFIELD 3078 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Single)



4/67 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$785,500
Method: Private Sale
Date: 12/06/2025
Property Type: Unit



1/76 Marshall St IVANHOE 3079 (REI)

Agent Comments

2 1 -

Price: \$740,000
Method: Sold Before Auction
Date: 10/06/2025
Rooms: 3
Property Type: Unit

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089