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	4/66 Grange Road, Alphington Vic 3078
postcode	

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	Jnit	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

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 comparableproperties 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









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)

Price: \$750,000

Method: Private Sale Date: 22/09/2025

Property Type: Townhouse (Single)

Agent Comments



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

2

Price: \$785,500





Agent Comments

Method: Private Sale Date: 12/06/2025 Property Type: Unit



1/76 Marshall St IVANHOE 3079 (REI)



Price: \$740,000

Method: Sold Before Auction

Date: 10/06/2025 Rooms: 3

Property Type: Unit

Agent Comments

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





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