Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/66 Grange Road, Alphington Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$485,000	Pro	perty Type	Jnit		Suburb	Alphington
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	1/61a Station St FAIRFIELD 3078	\$740,000	24/10/2025
2	4/195 Separation St NORTHCOTE 3070	\$730,000	04/10/2025
3	2/272 Heidelberg Rd FAIRFIELD 3078	\$700,000	20/08/2025

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:	10/11/2025 16:49









Rooms: 3

Property Type: Villa **Agent Comments**

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** September quarter 2025: \$485,000

Comparable Properties



1/61a Station St FAIRFIELD 3078 (REI)

Price: \$740,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: House (Res)

Agent Comments



4/195 Separation St NORTHCOTE 3070 (REI)

2

Price: \$730,000 Method: Auction Sale Date: 04/10/2025 Property Type: Unit





Agent Comments











Agent Comments

Price: \$700,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Apartment

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





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