

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

407/14 PAPER TRAIL 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

208/37 MILLS BOULEVARD ALPHINGTON VIC 3078	\$795,000	04-Mar-25
50 MILLS BOULEVARD ALPHINGTON VIC 3078	\$835,000	01-May-25
52 MILLS BOULEVARD ALPHINGTON VIC 3078	\$835,000	03-May-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: 11 July 2025



208/37 MILLS BOULEVARD ALPHINGTON VIC 3078

 2  2  1

Sold Price

\$795,000

Sold Date **04-Mar-25**

Distance

0.2km



50 MILLS BOULEVARD ALPHINGTON VIC 3078

 2  2  1

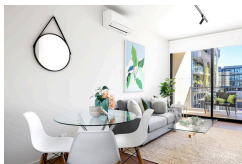
Sold Price

\$835,000

Sold Date **01-May-25**

Distance

0.2km



52 MILLS BOULEVARD ALPHINGTON VIC 3078

 2  2  1

Sold Price

Sold Date **03-May-25**

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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