

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

5 Toolangi Road, Alphington Vic 3078

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,410,000 Property Type House Suburb Alphington

Period - From 01/10/2025 to 31/12/2025 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 Vauxhall Rd NORTHCOTE 3070	\$2,375,000	18/12/2025
2	14 Slater St NORTHCOTE 3070	\$2,335,000	13/12/2025
3	1 Ford St IVANHOE 3079	\$2,525,000	20/11/2025

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:

11/02/2026 18:14

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

December quarter 2025: \$2,410,000



3 2 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Additional off street parking and study

Comparable Properties



3 Vauxhall Rd NORTHCOTE 3070 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,375,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 528 sqm approx



14 Slater St NORTHCOTE 3070 (REI)

[Agent Comments](#)

3 2 1

Price: \$2,335,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 480 sqm approx



1 Ford St IVANHOE 3079 (REI)

[Agent Comments](#)

4 2 1

Price: \$2,525,000

Method: Auction Sale

Date: 20/11/2025

Rooms: 6

Property Type: House (Res)

Land Size: 670 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996