

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

2-Bedroom, 2-Bathroom, 1-Car Garage Just Completed 16.6sq of Internal Living
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

\$901,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,950,000

Property type

Other

Suburb

Alphington

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

4/148 GRANGE ROAD ALPHINGTON VIC 3078	\$887,500	30-Aug-25
11 WELSH WAY ALPHINGTON VIC 3078	\$870,000	10-Aug-24
18 WOODY LANE ALPHINGTON VIC 3078	\$920,000	06-Sep-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: 02 December 2025


**4/148 GRANGE ROAD
ALPHINGTON VIC 3078**
 2  2  1

Sold Price

\$887,500

 Sold Date **30-Aug-25**

Distance

0.05km

**11 WELSH WAY ALPHINGTON VIC
3078**
 2  2  1

Sold Price

\$870,000

 Sold Date **10-Aug-24**

Distance

1.27km

**18 WOODY LANE ALPHINGTON
VIC 3078**
 2  2  1

Sold Price

^{RS} **\$920,000**

 Sold Date **06-Sep-25**

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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