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	6 Mercil Road, Alphington Vic 3078

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,975,000 Property Type House Suburb Alphington

Period - From 14/10/2023 to 13/10/2024 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	6 Tuckett St ALPHINGTON 3078	$1,600,000	18/05/2024
2	138 Grange Rd ALPHINGTON 3078	$1,628,000	16/08/2024
3	994 Heidelberg Rd IVANHOE 3079	$1,700,000	06/05/2024

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: 14/10/2024 13:32

6 Mercil Road, Alphington Vic 3078

Paula Beavis
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- -

Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
14/10/2023 - 13/10/2024: $1,975,000

Comparable Properties



6 Tuckett St ALPHINGTON 3078 (REI)

4 1 1

Price: $1,600,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



138 Grange Rd ALPHINGTON 3078 (REI)

3 2 -

Price: $1,628,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 809 sqm approx

Agent Comments



994 Heidelberg Rd IVANHOE 3079 (REI)

2 1 2

Price: $1,700,000
Method: Private Sale
Date: 06/05/2024
Rooms: 6
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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