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	49 Shiers Street, Alphington Vic 3078

Indicative selling price

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

Single price $4,500,000

Median sale price

Median price $1,627,500 Property Type House Suburb Alphington

Period - From 01/04/2025 to 30/06/2025 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	37 Abbotsford Gr IVANHOE 3079	$4,250,000	02/05/2025
2			
3			

OR

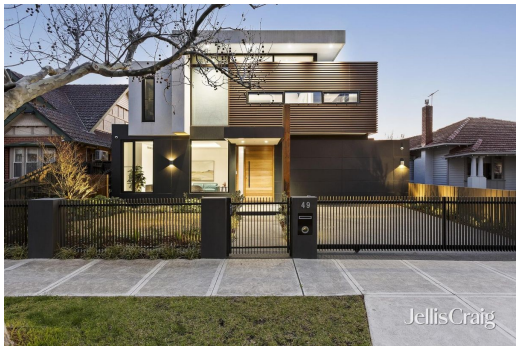
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/09/2025 17:43

49 Shiers Street, Alphington Vic 3078

JellisCraig

Sam Rigopoulos
03 9403 9300
0425 834 583
samrigopoulos@jelliscraig.com.au



4 5 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$4,500,000
Median House Price
June quarter 2025: $1,627,500

Comparable Properties



37 Abbotsford Gr IVANHOE 3079 (REI/VG)

4 3 6

Price: $4,250,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 578 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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