

## 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 639 Heidelberg Road, Alphington

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,300,000

### Median sale price

Median price \$2,400,000 Property type House Suburb Alphington

Period - From Oct 2025 to Dec 2025 Source REIV

### Comparable property sales

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. 39 Separation Street, Fairfield	\$ 1,370,000	20/12/2025
2. 524 Heidelberg Road, Alphington	\$ 1,400,000	3/10/2025
3. 539 Heidelberg Road, Alphington	\$ 1,425,000	26/11/2025

This Statement of Information was prepared on: 9/04/2026

## Comparable properties



**\$ 1,370,000**

39 Separation Street, Fairfield, Victoria

DATE: 20/12/2025

PROPERTY TYPE: HOUSE

 3  1  
 1  616 sqm



**\$ 1,400,000**

524 Heidelberg Road, Alphington, Victoria

DATE: 3/10/2025

PROPERTY TYPE: HOUSE

 2  1  
 2  721 sqm




**\$ 1,425,000**

539 Heidelberg Road, Alphington, Victoria

DATE: 26/11/2025

PROPERTY TYPE: HOUSE

 4  2  
 2  583 sqm x

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