

# 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

3/152 Grange Road, Alphington Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$930,000

### Median sale price

Median price \$978,000 Property Type Townhouse Suburb Alphington

Period - From 15/04/2025 to 14/04/2026 Source Property Data

### 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	5/15 Livingstone St IVANHOE 3079	\$925,000	18/02/2026
2	5/228 Victoria Rd NORTHCOTE 3070	\$885,000	14/01/2026
3	94 Wilmoth St THORNBURY 3071	\$902,500	17/10/2025

**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:

15/04/2026 09:29



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties

5/15 Livingstone St IVANHOE 3079 (VG)

Agent Comments



**Price:** \$925,000

**Method:** Sale

**Date:** 18/02/2026

**Property Type:** Subdivided Unit/Villa/Townhouse - Single  
OYO Unit



5/228 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



**Price:** \$885,000

**Method:** Sold Before Auction

**Date:** 14/01/2026

**Property Type:** Townhouse (Res)



94 Wilmoth St THORNBURY 3071 (REI/VG)

Agent Comments



**Price:** \$902,500

**Method:** Private Sale

**Date:** 17/10/2025

**Property Type:** Townhouse (Res)

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