

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

117/626 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between \$645,000 & \$709,000

Median sale price

Median price \$727,500 Property Type Unit Suburb Alphington

Period - From 04/03/2025 to 03/03/2026 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	209C/168 Victoria Rd NORTHCOTE 3070	\$660,000	07/02/2026
2	12/1088 Heidelberg Rd IVANHOE 3079	\$659,000	04/12/2025
3	5/240 Arthur St FAIRFIELD 3078	\$700,000	15/11/2025

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:

04/03/2026 16:30



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$645,000 - \$709,000

Median Unit Price

04/03/2025 - 03/03/2026: \$727,500

Comparable Properties



209C/168 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$660,000

Method: Private Sale

Date: 07/02/2026

Property Type: Unit



12/1088 Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$659,000

Method: Private Sale

Date: 04/12/2025

Rooms: 3

Property Type: Apartment



5/240 Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$700,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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