

## 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

1409/626 HEIDELBERG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Alphington

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

618/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,008,000	25-Dec-24
2/14 PAPER TRAIL ALPHINGTON VIC 3078	\$1,200,000	09-May-25
302/10 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,085,000	02-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 28 April 2026


**618/626 HEIDELBERG ROAD  
ALPHINGTON VIC 3078**
 2  2  2

 Sold Price **\$1,008,000** Sold Date **25-Dec-24**

 Distance **0km**

**2/14 PAPER TRAIL ALPHINGTON  
VIC 3078**
 2  2  1

 Sold Price **\$1,200,000** Sold Date **09-May-25**

 Distance **0.34km**

**302/10 MILLS BOULEVARD  
ALPHINGTON VIC 3078**
 2  2  2

 Sold Price **\$1,085,000** Sold Date **02-Aug-25**

 Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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