

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

13 Lowther Street, Alphington Vic 3078

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Alphington

Period - From 01/04/2025 to 31/03/2026 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	5 Kelvin Rd ALPHINGTON 3078	\$2,945,000	28/02/2026
2	11 Margaret Gr ALPHINGTON 3078	\$3,200,000	28/11/2025
3	62 Perry St FAIRFIELD 3078	\$3,012,000	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:

16/04/2026 12:05

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Indicative Selling Price
\$2,900,000 - \$3,100,000

Median House Price
Year ending March 2026: \$2,050,000



 4  2  1

Property Type: House

Agent Comments

Comparable Properties



5 Kelvin Rd ALPHINGTON 3078 (REI)

Agent Comments

 5  3  3

Price: \$2,945,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



11 Margaret Gr ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,200,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 556 sqm approx



62 Perry St FAIRFIELD 3078 (REI/VG)

Agent Comments

 4  2  1

Price: \$3,012,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 490 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089