

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

1/1 Hamilton Street, Alphington Vic 3078

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$985,000 Property Type Townhouse Suburb Alphington

Period - From 27/04/2025 to 26/04/2026 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	1/207 Gillies St FAIRFIELD 3078	\$1,325,000	29/11/2025
2	2/22 Duke St KEW 3101	\$1,610,000	22/11/2025
3			

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: 27/04/2026 13:01

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

27/04/2025 - 26/04/2026: \$985,000



 3  2  1

Property Type: Townhouse

Land Size: 439 sqm approx

Agent Comments

Comparable Properties



1/207 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,325,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)



2/22 Duke St KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,610,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 378 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996