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	31B Shiers Street, Alphington Vic 3078

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price*

Median price $2,170,000 Property Type House Suburb Alphington

Period - From 01/01/2026 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	13a Sparks Av FAIRFIELD 3078	$1,627,500	05/06/2026
2	32 Clifton St NORTHCOTE 3070	$1,725,000	07/04/2026
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: 11/07/2026 08:29

31B Shiers Street, Alphington Vic 3078

JellisCraig



3 2 2

Property Type: Townhouse
Land Size: 292 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price *
01/01/2026 - 31/03/2026: $2,170,000
* Agent calculated median

Comparable Properties



13a Sparks Av FAIRFIELD 3078 (REI)

3 2 2

Price: $1,627,500
Method: Sold Before Auction
Date: 05/06/2026
Property Type: House (Res)

Agent Comments



32 Clifton St NORTHCOTE 3070 (REI/VG)

3 2 2

Price: $1,725,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 218 sqm approx

Agent Comments

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 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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