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	3/64 Grange Road, Alphington Vic 3078

Indicative selling price

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

Single price $930,000

Median sale price

Median price $685,000 Property Type Unit Suburb Alphington

Period - From 01/07/2025 to 30/06/2026 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	1/34 Sparks Av FAIRFIELD 3078	$895,000	30/05/2026
2	3/224 Rathmines St FAIRFIELD 3078	$946,000	06/05/2026
3	4/39 Norman St IVANHOE 3079	$960,000	26/03/2026

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: 31/08/2026 13:20

3/64 Grange Road, Alphington Vic 3078

JellisCraig

Paula Beavis
03 9403 9300
0407267366
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Indicative Selling Price
$930,000
Median Unit Price
Year ending June 2026: $685,000



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



1/34 Sparks Av FAIRFIELD 3078 (REI/VG)

2 1 2

Price: $895,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit

Agent Comments



3/224 Rathmines St FAIRFIELD 3078 (REI/VG)

2 1 1

Price: $946,000
Method: Private Sale
Date: 06/05/2026
Property Type: Townhouse (Res)
Land Size: 117 sqm approx

Agent Comments



4/39 Norman St IVANHOE 3079 (REI/VG)

3 1 1

Price: $960,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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