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	16 Kelvin Road, Alphington Vic 3078

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,002,000 Property Type House Suburb Alphington

Period - From 18/09/2025 to 17/09/2026 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	51 Valentine St IVANHOE 3079	$2,515,000	04/09/2026
2	19 Fairy St IVANHOE 3079	$2,525,000	14/07/2026
3	54 Green St IVANHOE 3079	$2,545,000	19/03/2026

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: 18/09/2026 09:00

16 Kelvin Road, Alphington Vic 3078

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
18/09/2025 - 17/09/2026: $2,002,000

Comparable Properties



51 Valentine St IVANHOE 3079 (REI)

4 2 2

Price: $2,515,000
Method: Private Sale
Date: 04/09/2026
Property Type: House
Land Size: 630 sqm approx

Agent Comments



19 Fairy St IVANHOE 3079 (REI)

4 3 2

Price: $2,525,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 605 sqm approx

Agent Comments



54 Green St IVANHOE 3079 (REI)

4 1 1

Price: $2,545,000
Method: Private Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments

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