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	309/626 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between $640,000 & $700,000

Median sale price

Median price $724,175 Property Type Unit Suburb Alphington

Period - From 01/10/2023 to 30/09/2024 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	121/626 Heidelberg Rd ALPHINGTON 3078	$699,000	25/09/2024
2	317/626 Heidelberg Rd ALPHINGTON 3078	$699,000	23/08/2024
3	20/262 Heidelberg Rd FAIRFIELD 3078	$690,000	19/08/2024

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: 30/10/2024 08:56

Nelson Alexander



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$640,000 - $700,000
Median Unit Price
Year ending September 2024: $724,175

Comparable Properties

121/626 Heidelberg Rd ALPHINGTON 3078 (VG)

2 - -

Agent Comments

Price: $699,000
Method: Sale
Date: 25/09/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

317/626 Heidelberg Rd ALPHINGTON 3078 (VG)

2 - -

Agent Comments

Price: $699,000
Method: Sale
Date: 23/08/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



20/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

2 1 1

Agent Comments

Price: $690,000
Method: Private Sale
Date: 19/08/2024
Property Type: Unit

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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