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	18 Como Street, 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 $2,000,000 Property Type House Suburb Alphington

Period - From 28/10/2023 to 27/10/2024 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	3 Geneva Rd ALPHINGTON 3078	$2,352,000	12/10/2024
2	830 Heidelberg Rd ALPHINGTON 3078	$2,470,000	23/06/2024
3	75 Earl St KEW 3101	$2,642,000	20/05/2024

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: 28/10/2024 11:41

18 Como Street, Alphington Vic 3078

Nelson Alexander



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1111 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
28/10/2023 - 27/10/2024: $2,000,000

Comparable Properties



3 Geneva Rd ALPHINGTON 3078 (REI)

5 3 2

Price: $2,352,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments



830 Heidelberg Rd ALPHINGTON 3078 (REI)

9 4 6

Price: $2,470,000
Method: Private Sale
Date: 23/06/2024
Property Type: Block of Units
Land Size: 1112 sqm approx

Agent Comments



75 Earl St KEW 3101 (REI)

- - -

Price: $2,642,000
Method: Private Sale
Date: 20/05/2024
Property Type: Land
Land Size: 1115 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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