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	14 Harker Street, Alphington Vic 3078

Indicative selling price

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

Range between $1,480,000 & $1,600,000

Median sale price

Median price $2,100,000 Property Type House Suburb Alphington

Period - From 01/10/2024 to 31/12/2024 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	104 Kellett St NORTHCOTE 3070	$1,500,000	10/10/2024
2	112 Perry St FAIRFIELD 3078	$1,575,000	02/09/2024
3	4 Northcote St NORTHCOTE 3070	$1,683,000	07/12/2024

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: 31/01/2025 17:14

14 Harker Street, Alphington Vic 3078

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3 1 1

Property Type: House
Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,600,000
Median House Price
December quarter 2024: $2,100,000

Comparable Properties



104 Kellett St NORTHCOTE 3070 (REI)

3 1 2

Price: $1,500,000
Method: Private Sale
Date: 10/10/2024
Property Type: House

Agent Comments



112 Perry St FAIRFIELD 3078 (REI/VG)

3 1 1

Price: $1,575,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 290 sqm approx

Agent Comments



4 Northcote St NORTHCOTE 3070 (REI)

3 1 2

Price: $1,683,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments

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