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	10 Naroon Road, Alphington Vic 3078

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $2,070,000 Property Type House Suburb Alphington

Period - From 01/01/2024 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	8 Keith St ALPHINGTON 3078	$1,775,000	30/11/2024
2	6 Mercil Rd ALPHINGTON 3078	$1,656,000	09/11/2024
3	138 Grange Rd ALPHINGTON 3078	$1,628,000	16/08/2024

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: 29/01/2025 10:48

10 Naroon Road, Alphington Vic 3078

John Karr
03 9403 9300
0419 522 328
JohnKarr@jelliscraig.com.au



3 | 1 | 2 (Side Drive)

Rooms: 5
Property Type: House
Land Size: 594 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
Year ending December 2024: $2,070,000

Comparable Properties



8 Keith St ALPHINGTON 3078 (REI)

3 | 1 | 2

Price: $1,775,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



6 Mercil Rd ALPHINGTON 3078 (REI/VG)

4 | 1 | 2

Price: $1,656,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments



138 Grange Rd ALPHINGTON 3078 (REI/VG)

3 | 2 | -

Price: $1,628,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 809 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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