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	7/23 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $710,000 Property Type Unit 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	4/35 Coate Av ALPHINGTON 3078	$690,000	23/10/2024
2	9/35 Coate Av ALPHINGTON 3078	$710,000	17/10/2024
3	121/626 Heidelberg Rd ALPHINGTON 3078	$699,000	25/09/2024

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: 04/02/2025 17:31

7/23 Grange Road, Alphington Vic 3078

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2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
December quarter 2024: $710,000

Comparable Properties



4/35 Coate Av ALPHINGTON 3078 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 23/10/2024
Property Type: Townhouse (Conjoined)

Agent Comments



9/35 Coate Av ALPHINGTON 3078 (REI/VG)

2 2 1

Price: $710,000
Method: Private Sale
Date: 17/10/2024
Property Type: Townhouse (Single)

Agent Comments

121/626 Heidelberg Rd ALPHINGTON 3078 (VG)

2 - -

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

Agent Comments

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