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	515/626 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $840,000 Property Type Unit Suburb Alphington

Period - From 01/10/2023 to 31/12/2023 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	1201/626 Heidelberg Rd ALPHINGTON 3078	$750,000	12/09/2023
2	206/101 Parkview Rd ALPHINGTON 3078	$725,000	13/02/2024
3	310/626 Heidelberg Rd ALPHINGTON 3078	$665,500	04/11/2023

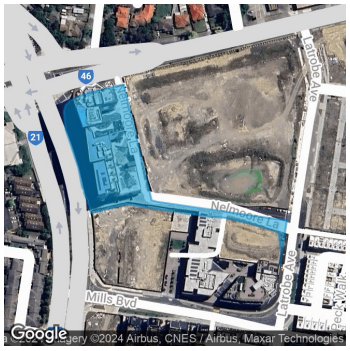
OR

~~**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: 15/02/2024 14:28

515/626 Heidelberg Road, Alphington Vic 3078

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Unit Price
December quarter 2023: $840,000

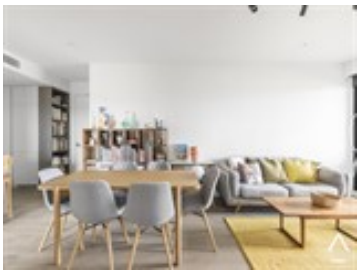
Comparable Properties

1201/626 Heidelberg Rd ALPHINGTON 3078 (VG)

2 - -

Agent Comments

Price: $750,000
Method: Sale
Date: 12/09/2023
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



206/101 Parkview Rd ALPHINGTON 3078 (REI)

2 2 1

Agent Comments

Price: $725,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment



310/626 Heidelberg Rd ALPHINGTON 3078 (REI/VG)

2 2 1

Agent Comments

Price: $665,500
Method: Private Sale
Date: 04/11/2023
Property Type: Unit

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