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	28a Kelvin Road, Alphington Vic 3078

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	78 Fulham Rd ALPHINGTON 3078	$1,450,000	22/02/2025
2	2 Mitchell St FAIRFIELD 3078	$1,400,000	06/01/2025
3	48 Wilmoth St THORNBURY 3071	$1,455,000	14/12/2024

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: 25/02/2025 13:13

28a Kelvin Road, Alphington Vic 3078

Nelson Alexander

Liz Walker
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0412 659 140
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
December quarter 2024: $2,100,000

Comparable Properties



78 Fulham Rd ALPHINGTON 3078 (REI)

3 1 2

Price: $1,450,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 329 sqm approx

Agent Comments



2 Mitchell St FAIRFIELD 3078 (REI)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 06/01/2025
Property Type: House

Agent Comments



48 Wilmoth St THORNBURY 3071 (REI)

3 2 1

Price: $1,455,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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