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	22 Shiers Street, Alphington Vic 3078

Indicative selling price

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

Range between $2,700,000 & $2,900,000

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	8 Wilmoth St NORTHCOTE 3070	$2,670,000	16/11/2024
2	36 Arthur St FAIRFIELD 3078	$2,830,000	14/09/2024
3	54 Keith St ALPHINGTON 3078	$2,865,000	15/02/2025

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: 26/02/2025 13:54

22 Shiers Street, Alphington Vic 3078

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4 2 2

Property Type: House
Land Size: 617.593 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
December quarter 2024: $2,100,000

Comparable Properties



8 Wilmoth St NORTHCOTE 3070 (REI/VG)

4 2 3

Price: $2,670,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments



36 Arthur St FAIRFIELD 3078 (REI)

4 2 2

Price: $2,830,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments



54 Keith St ALPHINGTON 3078 (REI)

4 2 2

Price: $2,865,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments

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