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	12 Harker Street, Alphington Vic 3078

Indicative selling price

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

Range between $1,950,000 & $2,140,000

Median sale price

Median price $2,080,000 Property Type House Suburb Alphington

Period - From 01/01/2025 to 31/03/2025 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 Wastell St NORTHCOTE 3070	$1,900,000	07/02/2025
2	6 Broomfield Av ALPHINGTON 3078	$2,050,000	12/04/2025
3	187 Bastings St NORTHCOTE 3070	$2,100,000	18/02/2025

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: 29/05/2025 14:53

12 Harker Street, Alphington Vic 3078

Paula Beavis
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0407267366
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3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,140,000
Median House Price
March quarter 2025: $2,080,000

Comparable Properties



4 Wastell St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,900,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments



6 Broomfield Av ALPHINGTON 3078 (REI)

3 2 2

Price: $2,050,000
Method: Private Sale
Date: 12/04/2025
Property Type: House

Agent Comments



187 Bastings St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $2,100,000
Method: Private Sale
Date: 18/02/2025
Property Type: House
Land Size: 421 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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