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	3 Separation Street, Alphington Vic 3078

Indicative selling price

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

Range between $1,550,000 & $1,650,000

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	8/9 Lowther St ALPHINGTON 3078	$1,630,000	29/04/2025
2	55 Shiers St ALPHINGTON 3078	$1,600,000	21/03/2025
3			

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: 04/06/2025 12:00

3 Separation Street, Alphington Vic 3078

Nelson Alexander



3

Property Type: Strata Unit/Flat
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
March quarter 2025: $2,080,000

Comparable Properties



8/9 Lowther St ALPHINGTON 3078 (REI)

2 2 1

Price: $1,630,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 200 sqm approx

Agent Comments



55 Shiers St ALPHINGTON 3078 (REI/VG)

3 2 -

Price: $1,600,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House
Land Size: 376 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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