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	2/24 Como Street, Alphington Vic 3078

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $720,000 Property Type Unit Suburb Alphington

Period - From 01/04/2025 to 30/06/2025 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	1/15 St Bernards Rd ALPHINGTON 3078	$435,000	26/07/2025
2	4/94 Gillies St FAIRFIELD 3078	$463,500	12/03/2025
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: 19/08/2025 13:59

2/24 Como Street, Alphington Vic 3078

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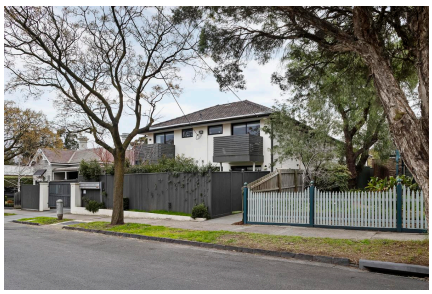

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
June quarter 2025: $720,000

Comparable Properties



1/15 St Bernards Rd ALPHINGTON 3078 (REI)

1 1 1

Price: $435,000
Method: Private Sale
Date: 26/07/2025
Property Type: Apartment

Agent Comments

4/94 Gillies St FAIRFIELD 3078 (VG)

1 - -

Price: $463,500
Method: Sale
Date: 12/03/2025
Property Type: Strata Unit/Flat

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.

REIV THE DIFFERENCE

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