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	815 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,856,250 Property Type House Suburb Alphington

Period - From 01/07/2024 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	12 Harker St ALPHINGTON 3078	$2,130,000	21/06/2025
2	59 York Av IVANHOE EAST 3079	$2,380,000	07/06/2025
3	10 Shaw St IVANHOE 3079	$2,350,000	12/04/2025

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: 08/08/2025 14:13

815 Heidelberg Road, Alphington Vic 3078

JellisCraig



3 3 2

Rooms: 5
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending June 2025: $1,856,250

Comparable Properties



12 Harker St ALPHINGTON 3078 (REI/VG)

3 2 2

Price: $2,130,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments

730sqm



59 York Av IVANHOE EAST 3079 (REI/VG)

4 2 2

Price: $2,380,000
Method: Private Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments



10 Shaw St IVANHOE 3079 (REI/VG)

4 3 2

Price: $2,350,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE | propertydata.com.au

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