

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 36 Latrobe Avenue, Alphington Vic 3078

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

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	10 Beckwith Av ALPHINGTON 3078	\$2,100,000	17/03/2025
2	16 Latrobe Av ALPHINGTON 3078	\$1,510,000	14/08/2025
3	40 Yarraford Av ALPHINGTON 3078	\$2,280,000	27/06/2025

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: 17/09/2025 14:00

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Property Type: Residential House
Land Size: 242 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
Year ending June 2025: \$1,856,250

Comparable Properties

10 Beckwith Av ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,100,000
Method:
Date: 17/03/2025
Property Type: House



16 Latrobe Av ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,510,000
Method: Private Sale
Date: 14/08/2025
Property Type: House



40 Yarraford Av ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,280,000
Method: Private Sale
Date: 27/06/2025
Property Type: House

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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