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	23 Tower Avenue, Alphington Vic 3078

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,793,000 Property Type House Suburb Alphington

Period - From 01/07/2025 to 30/09/2025 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	16 Latrobe Av ALPHINGTON 3078	$1,510,000	14/08/2025
2	9 Mcgregor St FAIRFIELD 3078	$1,630,000	17/05/2025
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: 14/10/2025 15:36

23 Tower Avenue, Alphington Vic 3078

JellisCraig

Justin Mellar
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4 2 1

Property Type: House
Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2025: $1,793,000

Comparable Properties



16 Latrobe Av ALPHINGTON 3078 (REI/VG)

4 3 2

Price: $1,510,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 186 sqm approx

Agent Comments



9 Mcgregor St FAIRFIELD 3078 (REI/VG)

4 2 2

Price: $1,630,000
Method: Private Sale
Date: 17/05/2025
Property Type: House
Land Size: 613 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.

REIV THE DIFFERENCE

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