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	11 Parklands Avenue, Alphington Vic 3078

Indicative selling price

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

Range between $1,850,000 & $2,035,000

Median sale price

Median price $1,868,000 Property Type House Suburb Alphington

Period - From 01/10/2024 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		
2		
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: 18/11/2025 17:26

11 Parklands Avenue, Alphington Vic 3078

JellisCraig

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3 2 1

Rooms: 5
Property Type: House
Land Size: 325 sqm approx

Indicative Selling Price
$1,850,000 - $2,035,000
Median House Price
Year ending September 2025: $1,868,000

Agent Comments

This property represents a unique opportunity within the Alphington area, offering a style and configuration not readily comparable to any recent local sales.

This property represents a unique opportunity within the Alphington area, offering a style and configuration not readily comparable to any recent local sales. After discussions with a number of potential buyers and careful consideration of current market activity, we are of the opinion that the advertised price range fairly reflects the level at which the property is expected to sell, taking into account its individuality, quality, and position.

Comparable Properties

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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