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	4 ST BERNARDS ROAD ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

UNIT 1 $409,000 Unit 4 $399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	Unit	Suburb	Alphington
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
6/42 GILLIES STREET FAIRFIELD VIC 3078	$440,000	23-Apr-25
11/7 WAVERLEY AVENUE IVANHOE VIC 3079	$450,000	03-Sep-24
4/13 LANGRIDGE STREET FAIRFIELD VIC 3078	$461,000	22-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 11 November 2025

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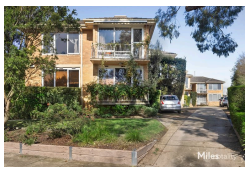


6/42 GILLIES STREET FAIRFIELD VIC 3078

1 1 1

Sold Price **$440,000** Sold Date **23-Apr-25**

Distance **1.62km**



11/7 WAVERLEY AVENUE IVANHOE VIC 3079

1 1 1

Sold Price **$450,000** Sold Date **03-Sep-24**

Distance **1.3km**



4/13 LANGRIDGE STREET FAIRFIELD VIC 3078

1 1 1

Sold Price **$461,000** Sold Date **22-Oct-24**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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