

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

105/1 Old Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Alphington

Period - From 01/07/2025

to

30/06/2026

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	104/1 Old Heidelberg Rd ALPHINGTON 3078	\$1,175,000	12/05/2026
2	204/1 Old Heidelberg Rd ALPHINGTON 3078	\$1,170,000	30/03/2026
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:

21/07/2026 14:07

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Rooms: 2
Property Type: Apartment
Land Size: 110 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median Unit Price

Year ending June 2026: \$685,000

Comparable Properties



104/1 Old Heidelberg Rd ALPHINGTON 3078 (REI/VG)

[Agent Comments](#)



Price: \$1,175,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment



204/1 Old Heidelberg Rd ALPHINGTON 3078 (REI/VG)

[Agent Comments](#)



Price: \$1,170,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment
Land Size: 103 sqm approx

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.