

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

105/23 MILLS BOULEVARD 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)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Alphington

Period-from

01 Sep 2025

to

31 Aug 2026

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

913/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$655,000	10-May-26
6/23 GRANGE ROAD ALPHINGTON VIC 3078	\$653,000	12-Jun-26
7/200 WESTGARTH STREET NORTHCOTE VIC 3070	\$625,000	13-Aug-26

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: 29 September 2026



913/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

Sold Price

\$655,000

Sold Date **10-May-26**

 2  2  1

Distance **0.34km**



6/23 GRANGE ROAD ALPHINGTON VIC 3078

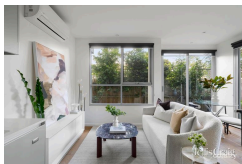
Sold Price

\$653,000

Sold Date **12-Jun-26**

 2  1  1

Distance **0.68km**



7/200 WESTGARTH STREET NORTHCOTE VIC 3070

Sold Price

\$625,000

Sold Date **13-Aug-26**

 2  1  1

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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