

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

16 Kelvin Road, Alphington Vic 3078

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,200,000

Property Type House

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	43 McGregor St FAIRFIELD 3078	\$2,700,000	12/06/2026
2	31 Darling St FAIRFIELD 3078	\$2,780,000	28/03/2026
3	5 Kelvin Rd ALPHINGTON 3078	\$2,945,000	28/02/2026

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:

26/08/2026 13:20



Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



43 McGregor St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$2,700,000

Method: Private Sale

Date: 12/06/2026

Property Type: House

Land Size: 780 sqm approx



31 Darling St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$2,780,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 749 sqm approx



5 Kelvin Rd ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$2,945,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 599 sqm approx