

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

2/36 Austin Street, Alphington Vic 3078

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$940,000

Property Type Townhouse

Suburb Alphington

Period - From 28/09/2025

to

27/09/2026

Source Property Data

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	16 Thomson St NORTHCOTE 3070	\$1,000,000	05/08/2026
2	182 Station St FAIRFIELD 3078	\$988,000	16/04/2026
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:

28/09/2026 14:49



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
28/09/2025 - 27/09/2026: \$940,000

Comparable Properties



16 Thomson St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 05/08/2026
Property Type: House (Res)



182 Station St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$988,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)

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.