

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

2/44 Alphington Street, Alphington Vic 3078

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$790,750 Property Type Unit Suburb Alphington

Period - From 01/01/2026 to 31/03/2026 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	7/60 Rathmines St FAIRFIELD 3078	\$675,000	30/03/2026
2	6/42 Alphington St ALPHINGTON 3078	\$620,000	02/03/2026
3	5/94 Gillies St FAIRFIELD 3078	\$650,000	19/01/2026

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:

27/05/2026 08:43



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/60 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

 2  1  2

Price: \$675,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



6/42 Alphington St ALPHINGTON 3078 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment



5/94 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 19/01/2026

Property Type: Apartment