

# 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

25 Kelvin Road, Alphington Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,700,000

### 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 | 5 Riverbrae Ct ALPHINGTON 3078 | \$2,580,000 | 18/05/2026   |
| 3 | 2 Green St IVANHOE 3079        | \$2,780,000 | 21/02/2026   |

**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:

18/08/2026 15:37

Paula Beavis  
03 9403 9300  
0407267366

paulabeavis@jellisrcraig.com.au

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

Year ending June 2026: \$2,200,000



 3  2  2

**Property Type:** House

**Land Size:** 602.546 sqm approx

**Agent Comments**

## Comparable Properties



**43 McGregor St FAIRFIELD 3078 (REI)**

**Agent Comments**

 4  3  4

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 12/06/2026

**Property Type:** House

**Land Size:** 780 sqm approx



**5 Riverbrae Ct ALPHINGTON 3078 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,580,000

**Method:** Private Sale

**Date:** 18/05/2026

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**2 Green St IVANHOE 3079 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,780,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 700 sqm approx

**Account - Jellis Craig** | P: 03 9403 9300