

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

26 Fulham 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 \$2,008,500 Property Type House Suburb Alphington

Period - From 01/10/2023 to 31/12/2023 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	32 View St ALPHINGTON 3078	\$2,970,000	24/01/2024
2	4 Killop St ALPHINGTON 3078	\$2,750,000	27/10/2023
3	24 Kelvin Rd ALPHINGTON 3078	\$2,585,000	18/11/2023

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:

27/02/2024 14:38



4 2 2

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

December quarter 2023: \$2,008,500

Comparable Properties



32 View St ALPHINGTON 3078 (REI)

Agent Comments

5 2 3

Price: \$2,970,000

Method: Auction Sale

Date: 24/01/2024

Property Type: House (Res)



4 Killop St ALPHINGTON 3078 (REI/VG)

Agent Comments

5 2 1

Price: \$2,750,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res)

Land Size: 547 sqm approx



24 Kelvin Rd ALPHINGTON 3078 (REI)

Agent Comments

4 2 2

Price: \$2,585,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 599 sqm approx