

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

3/64 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$955,000

Property Type Townhouse

Suburb Alphington

Period - From 05/08/2025

to

04/08/2026

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	3/224 Rathmines St FAIRFIELD 3078	\$946,000	06/05/2026
2	2/60 Station St FAIRFIELD 3078	\$934,000	27/03/2026
3	2/125 Grange Rd FAIRFIELD 3078	\$835,000	10/03/2026

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:

05/08/2026 11:43



2 2 1

Property Type: Townhouse
(Single)

Land Size: 139 sqm approx

Agent Comments

Comparable Properties



3/224 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$946,000

Method: Private Sale

Date: 06/05/2026

Property Type: Townhouse (Res)

Land Size: 117 sqm approx



2/60 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

2 2 1

Price: \$934,000

Method: Private Sale

Date: 27/03/2026

Property Type: Townhouse (Single)

Land Size: 83 sqm approx



2/125 Grange Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

2 2 1

Price: \$835,000

Method: Private Sale

Date: 10/03/2026

Property Type: Townhouse (Single)