

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

306/101 PARKVIEW ROAD ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Alphington

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

106/37 MILLS BOULEVARD ALPHINGTON VIC 3078	\$475,000	19-Feb-26
211/21 REX AVENUE ALPHINGTON VIC 3078	\$475,000	11-Apr-26
102/21 REX AVENUE ALPHINGTON VIC 3078	\$479,000	20-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 13 May 2026



106/37 MILLS BOULEVARD ALPHINGTON VIC 3078

1 1 1

Sold Price **\$475,000** Sold Date **19-Feb-26**

Distance **0km**



211/21 REX AVENUE ALPHINGTON VIC 3078

1 1 1

Sold Price ^{RS} **\$475,000** Sold Date **11-Apr-26**

Distance **0.26km**



102/21 REX AVENUE ALPHINGTON VIC 3078

1 1 1

Sold Price **\$479,000** Sold Date **20-Nov-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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