

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

4/518 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between

\$370,000

&

\$405,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Alphington

Period - From

14/05/2025

to

13/05/2026

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	4/62 Cunningham St NORTHCOTE 3070	\$433,000	15/01/2026
2	2/2-4 Thomson St NORTHCOTE 3070	\$391,000	06/01/2026
3	1/4 St Bernards Rd ALPHINGTON 3078	\$412,000	12/12/2025

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:

14/05/2026 20:57



 1  1  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$370,000 - \$405,000
Median Unit Price
14/05/2025 - 13/05/2026: \$645,000

Comparable Properties



4/62 Cunningham St NORTHCOTE 3070 (REI/VG)

Agent Comments

 1  1  -

Price: \$433,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment



2/2-4 Thomson St NORTHCOTE 3070 (REI)

Agent Comments

 1  1  1

Price: \$391,000
Method: Private Sale
Date: 06/01/2026
Property Type: Apartment

1/4 St Bernards Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 1  1  1

Price: \$412,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit