

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

42 Naroon Road, Alphington Vic 3078

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Alphington

Period - From 01/01/2026

to

31/03/2026

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.

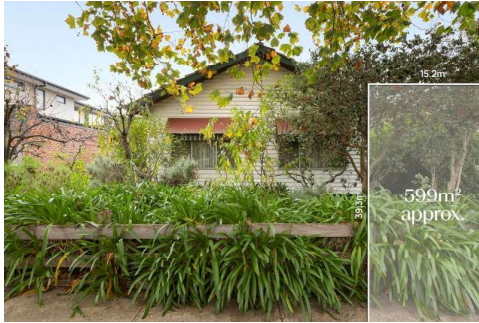
	Address of comparable property	Price	Date of sale
1	18 Hall St FAIRFIELD 3078	\$1,800,000	21/04/2026
2	13 Alphington St NORTHCOTE 3070	\$1,760,000	21/04/2026
3	335 Gillies St THORNBURY 3071	\$1,720,000	28/03/2026

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:

27/05/2026 09:49



4 1.5 2

Property Type: House
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2026: \$2,170,000

Comparable Properties

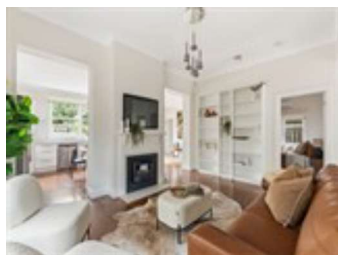


18 Hall St FAIRFIELD 3078 (REI)

Agent Comments

3 1 2

Price: \$1,800,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 576 sqm approx



13 Alphington St NORTHCOTE 3070 (REI)

Agent Comments

3 2 3

Price: \$1,760,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)



335 Gillies St THORNBURY 3071 (REI)

Agent Comments

4 2 2

Price: \$1,720,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House
Land Size: 758 sqm approx