

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

46 Yarralea Street, Alphington Vic 3078

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price*

Median price \$2,065,000

Property Type House

Suburb Alphington

Period - From 01/04/2026

to

30/06/2026

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	30 Shiers St ALPHINGTON 3078	\$3,205,000	12/06/2026
2			
3			

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:

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Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price *

01/04/2026 - 30/06/2026: \$2,065,000

* Agent calculated median



4 2 2

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Comparable Properties



30 Shiers St ALPHINGTON 3078 (REI)

Agent Comments

4 3 4

Price: \$3,205,000
Method: Private Sale
Date: 12/06/2026
Property Type: House (Res)
Land Size: 595 sqm approx

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.