

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

48 SHIERS STREET 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,102,500

Property type

House

Suburb

Alphington

Period-from

01 Sep 2025

to

31 Aug 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

6 EDWARD COURT IVANHOE VIC 3079	\$1,451,000	08-May-26
196 ARTHUR STREET FAIRFIELD VIC 3078	\$1,450,000	09-Apr-26
116 MARSHALL STREET IVANHOE VIC 3079	\$1,451,000	16-Sep-26

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: 25 September 2026

Jay Moxon

P 03 9111 1707

M 0431 447 369

E jmoxon@barryplant.com.au



6 EDWARD COURT IVANHOE VIC 3079

 3  1  1

Sold Price

\$1,451,000

Sold Date **08-May-26**

Distance

0.47km



196 ARTHUR STREET FAIRFIELD VIC 3078

 3  1  -

Sold Price

\$1,450,000

Sold Date **09-Apr-26**

Distance

0.97km



116 MARSHALL STREET IVANHOE VIC 3079

 3  1  1

Sold Price

^{RS} **\$1,451,000**

Sold Date **16-Sep-26**

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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