

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

5/12 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Alphington

Period - From

10/09/2025

to

09/09/2026

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	1/97 Grange Rd FAIRFIELD 3078	\$759,000	21/08/2026
2	5/96 Grange Rd ALPHINGTON 3078	\$766,300	11/08/2026
3	1/113 Mitchell St NORTHCOTE 3070	\$795,000	17/07/2026

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:

10/09/2026 08:12



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/97 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments



Price: \$759,000

Method: Private Sale

Date: 21/08/2026

Property Type: House



5/96 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments



Price: \$766,300

Method: Private Sale

Date: 11/08/2026

Property Type: Townhouse (Res)



1/113 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 17/07/2026

Property Type: Apartment