

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

5/96 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between \$725,000

&

\$775,000

Median sale price

Median price \$655,000

Property Type Unit

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	6/23 Grange Rd ALPHINGTON 3078	\$653,000	10/06/2026
2	4/66 Grange Rd ALPHINGTON 3078	\$760,000	25/01/2026
3	2/125 Grange Rd FAIRFIELD 3078	\$835,000	10/03/2026

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:

08/07/2026 10:18



 2  2  1

Property Type: House

Land Size: 80 sqm approx

Agent Comments

Comparable Properties



6/23 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments

 2  1  1

Price: \$653,000

Method: Private Sale

Date: 10/06/2026

Property Type: Townhouse (Single)



4/66 Grange Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Private Sale

Date: 25/01/2026

Rooms: 3

Property Type: Unit



2/125 Grange Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

 2  2  1

Price: \$835,000

Method: Private Sale

Date: 10/03/2026

Property Type: Townhouse (Single)