

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

6/21 Mills Boulevard, Alphington Vic 3078

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$772,500

Property Type

Unit

Suburb

Alphington

Period - From

01/01/2025

to

31/03/2025

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	505/101 Parkview Rd ALPHINGTON 3078	\$462,500	25/02/2025
2	505/626 Heidelberg Rd ALPHINGTON 3078	\$470,000	22/11/2024
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:

07/05/2025 12:17



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Property Type: Apartment

Land Size: 58 sqm approx

Agent Comments

Comparable Properties



505/101 Parkview Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

1 1 1

Price: \$462,500

Method: Private Sale

Date: 25/02/2025

Property Type: Apartment



505/626 Heidelberg Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 22/11/2024

Rooms: 2

Property Type: Apartment

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.