Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/21 Mills Boulevard, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$450,000		&		\$490,000				
Median sale price									
Median price	\$772,500	Pro	operty Type	Unit			Suburb	Alphington	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









Property Type: Apartment **Land Size:** 58 sqm approx Agent Comments

Grace Purchase 03 9403 9300 0427 397 880 gracepurchase@jelliscraig.com.au

> Indicative Selling Price \$450,000 - \$490,000 Median Unit Price March quarter 2025: \$772,500

Comparable Properties

505/101 Parkview Rd ALPHINGTON 3078 (REI/VG) Image: 1 Image: 1 Price: \$462,500 Method: Private Sale Date: 25/02/2025 Property Type: Apartment	Agent Comments
505/626 Heidelberg Rd ALPHINGTON 3078 (REI/VG) 1 1 1 1 1 1 1 1 Price: \$470,000 Method: Private Sale Date: 22/11/2024 Rooms: 2 Property Type: Apartment	Agent Comments

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.

Account - Jellis Craig | P: 03 9403 9300



Propertydata

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