

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 Alphington Street, Alphington Vic 3078

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,065,000

Property Type House

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		
2		
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:

16/09/2026 14:45

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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

June quarter 2026: \$2,065,000



 3  2  2

Rooms: 5
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

a Contemporary 3 bedroom home on a corner allotment in a riverside cul-de-sac location

The home is a 3 bedroom contemporary residence on a corner allotment in a riverside cul-de-sac location. There have been no comparable sales within 2 kilometres in the last 6 months.

Comparable Properties

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.