

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

817/626 Heidelberg 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

\$714,094

Property Type

Unit

Suburb

Alphington

Period - From

17/08/2025

to

16/08/2026

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	9/17 Paper Trl ALPHINGTON 3078	\$723,188	11/03/2026
2	320/626 Heidelberg Rd ALPHINGTON 3078	\$800,000	27/02/2026
3	208/21 Rex Av ALPHINGTON 3078	\$811,500	27/02/2026

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:

17/08/2026 12:29



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$725,000 - \$775,000
Median Unit Price
17/08/2025 - 16/08/2026: \$714,094

Comparable Properties

9/17 Paper Trl ALPHINGTON 3078 (VG)

Agent Comments



Price: \$723,188
Method: Sale
Date: 11/03/2026
Property Type: Strata Unit/Flat

320/626 Heidelberg Rd ALPHINGTON 3078 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 27/02/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



208/21 Rex Av ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$811,500
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment