

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

823/626 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Alphington

Period - From 13/08/2025 to 12/08/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

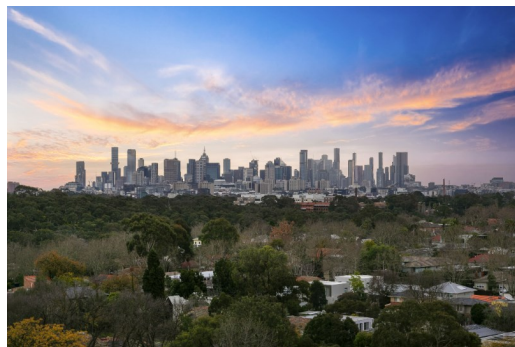
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	208/21 Rex Av ALPHINGTON 3078	\$811,500	27/02/2026
2	105/1 Abbotsford Gr IVANHOE 3079	\$900,000	09/05/2026
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: 13/08/2026 17:34



 2
  2
  1

Rooms: 7

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

13/08/2025 - 12/08/2026: \$810,000

Comparable Properties



208/21 Rex Av ALPHINGTON 3078 (REI)

Agent Comments

 2
  2
  2

Price: \$811,500

Method: Private Sale

Date: 27/02/2026

Property Type: Apartment



105/1 Abbotsford Gr IVANHOE 3079 (REI)

Agent Comments

 2
  2
  2

Price: \$900,000

Method: Private Sale

Date: 09/05/2026

Rooms: 3

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.

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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