

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

G01/21 Mills Boulevard, Alphington Vic 3078

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$790,750

Property Type

Unit

Suburb

Alphington

Period - From

01/01/2026

to

31/03/2026

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	9/17 Paper Trl ALPHINGTON 3078	\$723,188	11/03/2026
2	320/626 Heidelberg Rd ALPHINGTON 3078	\$800,000	27/02/2026
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:

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

March quarter 2026: \$790,750

 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

9/17 Paper Trl ALPHINGTON 3078 (VG)

Agent Comments

 2  -  -

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

320/626 Heidelberg Rd ALPHINGTON 3078 (VG)

Agent Comments

 2  -  -

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

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.