

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

2A Rowe Street, Alphington Vic 3078

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Alphington

Period - From 01/10/2024 to 31/12/2024 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	25 Beckwith Av ALPHINGTON 3078	\$1,950,000	03/10/2024
2	1 Austin St FAIRFIELD 3078	\$1,980,000	12/10/2024
3	153 Belford Rd KEW EAST 3102	\$1,900,000	10/08/2024

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:

10/02/2025 13:01

Luke Brizzi

9489 9422

0417 324 339

lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

December quarter 2024: \$2,100,000



3 2 3

Property Type:

Agent Comments

Comparable Properties



25 Beckwith Av ALPHINGTON 3078 (REI)

Agent Comments

4 2 2

Price: \$1,950,000

Method:

Date: 03/10/2024

Property Type: House



1 Austin St FAIRFIELD 3078 (REI/VG)

Agent Comments

4 2 1

Price: \$1,980,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 488 sqm approx



153 Belford Rd KEW EAST 3102 (REI/VG)

Agent Comments

4 1 3

Price: \$1,900,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 710 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614