

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

5 CAMBER WALK ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

6 MARTIN COURT FAIRFIELD VIC 3078	\$1,100,000	16-Nov-25
1/6 WESTFIELD STREET NORTHCOTE VIC 3070	\$1,376,000	22-Nov-25

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 6 months.

This Statement of Information was prepared on: 25 February 2026



6 MARTIN COURT FAIRFIELD VIC 3078

Sold Price

\$1,100,000

Sold Date

16-Nov-25

 2

 2

 1

Distance

0.83km



1/6 WESTFIELD STREET NORTHCOTE VIC 3070

Sold Price

^{RS} **\$1,376,000**

Sold Date

22-Nov-25

 2

 2

 1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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