

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

1/56 GRANGE ROAD 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

\$950,000

&

\$1,012,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jan 2025

to

31 Dec 2025

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

2/7-13 COATE AVENUE ALPHINGTON VIC 3078

\$1,120,000

14-Nov-25

2/57 VICTORIA ROAD NORTHCOTE VIC 3070

\$945,000

15-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: 30 January 2026



**2/7-13 COATE AVENUE
ALPHINGTON VIC 3078**

 3  2  1

Sold Price

\$1,120,000

Sold Date

14-Nov-25

Distance

0.91km



**2/57 VICTORIA ROAD NORTHCOTE
VIC 3070**

 3  2  1

Sold Price

\$945,000

Sold Date

15-Nov-25

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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