

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

1/23 MILLS BOULEVARD 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Unit

Suburb

Alphington

Period-from

01 Aug 2024

to

31 Jul 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

6/21 MILLS BOULEVARD ALPHINGTON VIC 3078	\$442,500	27-Jun-25
3/60-62 YARRALEA STREET ALPHINGTON VIC 3078	\$381,500	13-Aug-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: 20 August 2025



6/21 MILLS BOULEVARD ALPHINGTON VIC 3078

 1  1  1

Sold Price

^{RS}

\$442,500

Sold Date

27-Jun-25

Distance

0km



3/60-62 YARRALEA STREET ALPHINGTON VIC 3078

 1  1  1

Sold Price

^{RS}

\$381,500

Sold Date

13-Aug-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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