

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

207/21 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Alphington

Period-from

01 Sep 2025

to

31 Aug 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

201/21 REX AVENUE ALPHINGTON VIC 3078	\$810,000	29-Aug-26
913/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$655,000	10-May-26

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: 09 September 2026



201/21 REX AVENUE ALPHINGTON VIC 3078

Sold Price

^{RS}

\$810,000

Sold Date

29-Aug-26



2



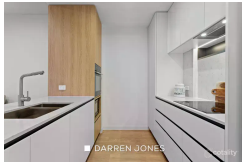
2



2

Distance

0.45km



913/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

Sold Price

\$655,000

Sold Date

10-May-26



2



2



1

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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