

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

2 Paper Trail, Alphington Vic 3078

Indicative selling price

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

Range between \$1,330,000 & \$1,370,000

Median sale price

Median price \$1,117,500 Property Type Townhouse Suburb Alphington

Period - From 27/11/2024 to 26/11/2025 Source Property Data

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	2/22 Duke St KEW 3101	\$1,610,000	22/11/2025
2	10 Paper Trl ALPHINGTON 3078	\$1,075,000	11/09/2025
3	12 Woody La ALPHINGTON 3078	\$1,270,000	16/08/2025

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:

27/11/2025 16:28



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,330,000 - \$1,370,000

Median Townhouse Price

27/11/2024 - 26/11/2025: \$1,117,500

Comparable Properties



2/22 Duke St KEW 3101 (REI)



Agent Comments

Price: \$1,610,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 378 sqm approx

10 Paper Tri ALPHINGTON 3078 (VG)



Agent Comments

Price: \$1,075,000

Method: Sale

Date: 11/09/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



12 Woody La ALPHINGTON 3078 (REI/VG)



Agent Comments

Price: \$1,270,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Account - McGrath South Yarra



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