

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

403/101 PARKVIEW 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

305/10 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,050,000	11-Feb-25
102/23 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,050,000	14-Feb-25
1/93 EARL STREET KEW VIC 3101	\$1,225,000	30-Apr-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: 03 June 2025



305/10 MILLS BOULEVARD ALPHINGTON VIC 3078

 3  2  2

Sold Price

\$1,050,000

Sold Date

11-Feb-25

Distance

0km



102/23 MILLS BOULEVARD ALPHINGTON VIC 3078

 3  2  2

Sold Price

Sold Date

14-Feb-25

Distance

0km



1/93 EARL STREET KEW VIC 3101

 3  2  2

Sold Price

^{RS} **\$1,225,000**

Sold Date

30-Apr-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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