

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

3 WALLER LANE 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

\$1,250,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2025

to

31 Jan 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

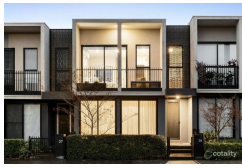
Date of sale

39 BECKWITH AVENUE ALPHINGTON VIC 3078	\$1,215,000	16-Sep-25
3/103 LUCERNE CRESCENT ALPHINGTON VIC 3078	\$1,850,000	20-Oct-25
8B DUNCAN STREET FAIRFIELD VIC 3078	\$1,260,000	31-Oct-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: 09 February 2026



39 BECKWITH AVENUE ALPHINGTON VIC 3078

 3  2  2

Sold Price

\$1,215,000

Sold Date

16-Sep-25

Distance

0km



3/103 LUCERNE CRESCENT ALPHINGTON VIC 3078

 3  2  2

Sold Price

\$1,850,000

Sold Date

20-Oct-25

Distance

0.94km



8B DUNCAN STREET FAIRFIELD VIC 3078

 3  3  2

Sold Price

\$1,260,000

Sold Date

31-Oct-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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