

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

109/37 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

\$1,290,000

&

\$1,360,000

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

624/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,275,000	07-Jul-25
1/93 EARL STREET KEW VIC 3101	\$1,225,000	30-Apr-25
202/4 WILLSMERE ROAD KEW VIC 3101	\$1,350,000	26-Jun-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



**624/626 HEIDELBERG ROAD
ALPHINGTON VIC 3078**

 3  2  2

Sold Price

\$1,275,000

Sold Date

07-Jul-25

Distance

0.34km



1/93 EARL STREET KEW VIC 3101

 3  2  2

Sold Price

\$1,225,000

Sold Date

30-Apr-25

Distance

1.07km



**202/4 WILLSMERE ROAD KEW VIC
3101**

 3  2  2

Sold Price

^{RS} **\$1,350,000** ^{UN}

Sold Date

26-Jun-25

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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