

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

102/101 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

or range
between

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2025

to

30 Jun 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

7/1088 HEIDELBERG ROAD IVANHOE VIC 3079	\$700,000	24-Feb-26
208/21 REX AVENUE ALPHINGTON VIC 3078	\$811,500	27-Feb-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: 15 July 2026



**7/1088 HEIDELBERG ROAD
IVANHOE VIC 3079**

 2  2  1

Sold Price

\$700,000

Sold Date

24-Feb-26

Distance

1.34km



**208/21 REX AVENUE ALPHINGTON
VIC 3078**

 2  2  2

Sold Price

\$811,500

Sold Date

27-Feb-26

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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