

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

32 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

\$890,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jun 2025

to

31 May 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

5 CAMBER WALK ALPHINGTON VIC 3078	\$940,000	08-Apr-26
2/17 REX AVENUE ALPHINGTON VIC 3078	\$840,000	12-Feb-26
2/60 STATION STREET FAIRFIELD VIC 3078	\$934,000	27-Mar-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: 29 June 2026



5 CAMBER WALK ALPHINGTON VIC 3078

2 2 1

Sold Price

\$940,000

Sold Date

08-Apr-26

Distance

0km



2/17 REX AVENUE ALPHINGTON VIC 3078

2 2 2

Sold Price

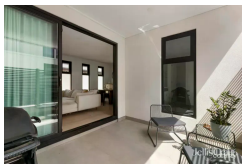
\$840,000

Sold Date

12-Feb-26

Distance

0.26km



2/60 STATION STREET FAIRFIELD VIC 3078

2 2 1

Sold Price

\$934,000

Sold Date

27-Mar-26

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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