

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

201/101 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,750

Property type

Unit

Suburb

Alphington

Period-from

01 Aug 2025

to

31 Jul 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

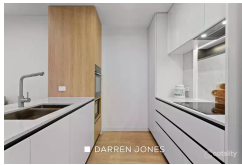
Date of sale

913/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$655,000	10-May-26
7/9 RAILWAY PLACE FAIRFIELD VIC 3078	\$630,000	30-Jun-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: 11 August 2026



913/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

 2  2  1

Sold Price

\$655,000

Sold Date **10-May-26**

Distance

0.23km



7/9 RAILWAY PLACE FAIRFIELD VIC 3078

 2  2  1

Sold Price

^{RS} **\$630,000**

Sold Date **30-Jun-26**

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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