

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

302/23 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

\$1,180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Nov 2024

to

31 Oct 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

3 DESBROWE WALK ALPHINGTON VIC 3078	\$1,200,000	02-Aug-25
302/10 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,085,000	02-Aug-25
624/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,275,000	07-Jul-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: 19 November 2025



3 DESBROWE WALK ALPHINGTON VIC 3078

Sold Price

\$1,200,000

Sold Date

02-Aug-25

3

2

2

Distance

0km



302/10 MILLS BOULEVARD ALPHINGTON VIC 3078

Sold Price

^{RS} **\$1,085,000** ^{UN}

Sold Date

02-Aug-25

3

2

2

Distance

0km



624/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

Sold Price

\$1,275,000

Sold Date

07-Jul-25

3

2

2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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