

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

7/40 Yarralea Street, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$250,000

&

\$270,000

Median sale price

Median price

\$733,000

Property Type

Unit

Suburb

Alphington

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 2/40 Yarralea St ALPHINGTON 3078 | \$305,000 | 13/05/2025 |
| 2 | 11/247 Heidelberg Rd NORTHCOTE 3070 | \$275,000 | 23/04/2025 |
| 3 | 4/150 Grange Rd ALPHINGTON 3078 | \$260,000 | 13/03/2025 |

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 six months.~~

This Statement of Information was prepared on:

22/07/2025 14:23

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Indicative Selling Price

\$250,000 - \$270,000

Median Unit Price

Year ending June 2025: \$733,000



 1  1  1

Property Type: Apartment

Land Size: 41 sqm approx

Agent Comments

Owners Corp approx \$2000 per annum

Comparable Properties



2/40 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments

 1  1  1

Price: \$305,000

Method: Private Sale

Date: 13/05/2025

Rooms: 2

Property Type: Apartment



11/247 Heidelberg Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

 1  1  1

Price: \$275,000

Method: Private Sale

Date: 23/04/2025

Property Type: Unit

4/150 Grange Rd ALPHINGTON 3078 (VG)

Agent Comments

 1  -  -

Price: \$260,000

Method: Sale

Date: 13/03/2025

Property Type: Strata Flat - Single OYO Flat

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996