

## 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

109/37 MILLS BOULEVARD ALPHINGTON VIC 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,290,000

&

\$1,360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2024

to

30 Jun 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

624/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

\$1,275,000

07-Jul-25

1/93 EARL STREET KEW VIC 3101

\$1,225,000

30-Apr-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: 22 July 2025



**624/626 HEIDELBERG ROAD  
ALPHINGTON VIC 3078**

 3  2  2

Sold Price

**\$1,275,000**

Sold Date

**07-Jul-25**

Distance

**0.34km**



**1/93 EARL STREET KEW VIC 3101**

 3  2  2

Sold Price

<sup>RS</sup>**\$1,225,000**

Sold Date

**30-Apr-25**

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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