

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

20 View Street, Alphington Vic 3078

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,627,500

Property Type House

Suburb Alphington

Period - From 01/04/2025

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	22 Shiers St ALPHINGTON 3078	\$2,890,000	22/03/2025
2	30 Lower Heidelberg Rd IVANHOE 3079	\$3,000,000	13/03/2025
3	27 Yarraford Av ALPHINGTON 3078	\$2,950,000	12/03/2025

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:

06/08/2025 11:24

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Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

June quarter 2025: \$1,627,500



5 3 2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Comparable Properties



22 Shiers St ALPHINGTON 3078 (REI/VG)

Agent Comments

4 2 2

Price: \$2,890,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 606 sqm approx



30 Lower Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

4 - -

Price: \$3,000,000
Method: Sale
Date: 13/03/2025
Property Type: House (Res)
Land Size: 1004 sqm approx



27 Yarraford Av ALPHINGTON 3078 (REI/VG)

Agent Comments

4 2 2

Price: \$2,950,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Account - Jellis Craig | P: 03 9403 9300