

# 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

1/15 St Bernards Road, Alphington Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$772,500

Property Type Unit

Suburb Alphington

Period - From 01/01/2025

to 31/03/2025

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	4/94 Gillies St FAIRFIELD 3078	\$463,500	12/03/2025
2	3/30 Rathmines St FAIRFIELD 3078	\$440,000	14/02/2025
3	6/6 Arthur St FAIRFIELD 3078	\$420,000	24/01/2025

**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:

25/06/2025 09:06



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
March quarter 2025: \$772,500

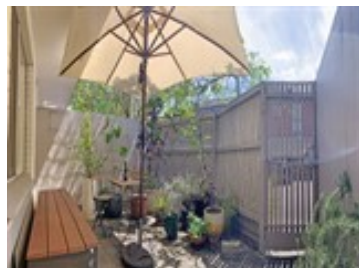
## Comparable Properties

**4/94 Gillies St FAIRFIELD 3078 (VG)**

**Agent Comments**



**Price:** \$463,500  
**Method:** Sale  
**Date:** 12/03/2025  
**Property Type:** Strata Unit/Flat



**3/30 Rathmines St FAIRFIELD 3078 (REI)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** Apartment  
**Land Size:** 56 sqm approx



**6/6 Arthur St FAIRFIELD 3078 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 24/01/2025  
**Property Type:** Unit

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133