Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	1/15 St Bernards Road, Alphington Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$772,500	Pro	perty Type U	nit		Suburb	Alphington
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Add	lress 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 comparableproperties 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)

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

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



Agent Comments





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