

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

21 Perry Street, Alphington Vic 3078

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,856,250

Property Type House

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	197 Arthur St FAIRFIELD 3078	\$2,155,000	17/05/2025
2	113 Kellett St NORTHCOTE 3070	\$2,345,000	12/04/2025
3	12 Roemer Cr ALPHINGTON 3078	\$2,100,000	26/03/2025

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:

08/07/2025 11:23



Property Type:
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending June 2025: \$1,856,250

Comparable Properties



197 Arthur St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$2,155,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 478 sqm approx



113 Kellett St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,345,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 409 sqm approx



12 Roemer Cr ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)