Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,100,000

Property offered for sale

Address	21 Perry Street, Alphington Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,100,000 & \$2,300,00
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Median sale price

Median price	\$1,856,250	Pro	perty 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)

12 Roemer Cr ALPHINGTON 3078

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.

Add	dress 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
1			

OR

3

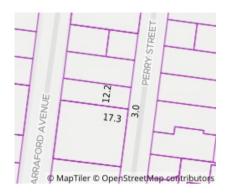
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 11:23



26/03/2025







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)

Price: \$2,100,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: House (Res)

Agent Comments

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



