

## 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

318/10 MILLS BOULEVARD ALPHINGTON VIC 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

208/37 MILLS BOULEVARD ALPHINGTON VIC 3078	\$795,000	08-Mar-25
52 MILLS BOULEVARD ALPHINGTON VIC 3078	\$835,000	03-May-25
4/208 ARTHUR STREET FAIRFIELD VIC 3078	\$770,000	11-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 01 July 2025



## 208/37 MILLS BOULEVARD ALPHINGTON VIC 3078

 2  2  1

Sold Price

<sup>RS</sup>

**\$795,000**

Sold Date

**08-Mar-25**

Distance

**0km**



## 52 MILLS BOULEVARD ALPHINGTON VIC 3078

 2  2  1

Sold Price

**\$835,000**

Sold Date

**03-May-25**

Distance

**0km**



## 4/208 ARTHUR STREET FAIRFIELD VIC 3078

 2  2  1

Sold Price

**\$770,000**

Sold Date

**11-Mar-25**

Distance

**1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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