Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 13c Rex Avenue, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,280,000								
Median sale price									
Median price	\$2,080,000	Pro	operty Type Hou	ISE	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	24 Mills Blvd ALPHINGTON 3078	\$1,270,000	13/03/2025
2			
3			

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.

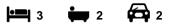
This Statement of Information was prepared on:

07/07/2025 09:39



Nelson Alexander





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,280,000 Median House Price March quarter 2025: \$2,080,000

Comparable Properties

24 Mills Blvd ALPHINGTON 3078 (VG) Age

Price: \$1,270,000 Method: Sale Date: 13/03/2025 Property Type: Townhouse (Single) Agent Comments

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.

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



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