

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$2,250,000

### 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 | 40 Yarraford Av ALPHINGTON 3078 | \$2,280,000 | 27/06/2025   |
| 2 | 12 Roemer Cr ALPHINGTON 3078    | \$2,100,000 | 26/03/2025   |
| 3 | 6 Holly La KEW 3101             | \$2,240,000 | 22/03/2025   |

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:

12/08/2025 17:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$2,250,000

**Median House Price**

Year ending June 2025: \$1,856,250

## Comparable Properties



**40 Yarraford Av ALPHINGTON 3078 (REI)**

Agent Comments



**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** House



**12 Roemer Cr ALPHINGTON 3078 (REI/VG)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2025  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx



**6 Holly La KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$2,240,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx

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



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