

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

302/10 Mills Boulevard, Alphington Vic 3078

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,014,000 Property Type Townhouse Suburb Alphington

Period - From 09/07/2024 to 08/07/2025 Source Property Data

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	501/111 Parkview Rd ALPHINGTON 3078	\$987,500	29/04/2025
2	102/23 Mills Blvd ALPHINGTON 3078	\$1,050,000	21/02/2025
3	201/17 Rex Av ALPHINGTON 3078	\$1,005,000	29/01/2025

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:

09/07/2025 18:15

302/10 Mills Boulevard, Alphington Vic 3078

Mario Lionetti

03 9481 0633

0418 319 359

mlionetti@woodards.com.au



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

09/07/2024 - 08/07/2025: \$1,014,000

Comparable Properties



501/111 Parkview Rd ALPHINGTON 3078 (REI)

Agent Comments

3 2 2

Price: \$987,500

Method: Private Sale

Date: 29/04/2025

Rooms: 4

Property Type: Apartment



102/23 Mills Blvd ALPHINGTON 3078 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 21/02/2025

Property Type: Apartment



201/17 Rex Av ALPHINGTON 3078 (REI/VG)

Agent Comments

3 2 2

Price: \$1,005,000

Method: Private Sale

Date: 29/01/2025

Rooms: 4

Property Type: Apartment

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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