

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

3/14 Paper Trail, Alphington Vic 3078

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Alphington

Period - From 01/04/2025

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	1501/626 Heidelberg Rd ALPHINGTON 3078	\$1,535,000	22/05/2025
2	1014/626 Heidelberg Rd ALPHINGTON 3078	\$1,575,000	11/05/2025
3	1021/626 Heidelberg Rd ALPHINGTON 3078	\$1,500,000	15/04/2025

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:

02/08/2025 10:16

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Indicative Selling Price
\$1,500,000 - \$1,550,000
Median Unit Price
June quarter 2025: \$720,000



3 2 2

Property Type: Apartment
Agent Comments

Comparable Properties

1501/626 Heidelberg Rd ALPHINGTON 3078 (VG) **Agent Comments**

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Price: \$1,535,000
Method: Sale
Date: 22/05/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

1014/626 Heidelberg Rd ALPHINGTON 3078 (VG) **Agent Comments**

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Price: \$1,575,000
Method: Sale
Date: 11/05/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

1021/626 Heidelberg Rd ALPHINGTON 3078 (VG) **Agent Comments**

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Price: \$1,500,000
Method: Sale
Date: 15/04/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit