

## 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

2/1A HAMILTON STREET 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

House

Suburb

Alphington

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

5/14 ALBERT STREET NORTHCOTE VIC 3070	\$796,000	26-Jul-25
2/208 ARTHUR STREET FAIRFIELD VIC 3078	\$735,000	21-Mar-25
50 MILLS BOULEVARD ALPHINGTON VIC 3078	\$835,000	01-May-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: 08 September 2025



**5/14 ALBERT STREET NORTHCOTE VIC 3070** Sold Price **\$796,000** Sold Date **26-Jul-25**

2 2 1

Distance **1.42km**



**2/208 ARTHUR STREET FAIRFIELD VIC 3078** Sold Price **\$735,000** Sold Date **21-Mar-25**

2 2 1

Distance **1.11km**



**50 MILLS BOULEVARD ALPHINGTON VIC 3078** Sold Price **\$835,000** Sold Date **01-May-25**

2 2 1

Distance **0.58km**

RS = Recent sale      UN = Undisclosed Sale

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