

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

1/830 Heidelberg Road, Alphington Vic 3078

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$978,000

Property Type

Townhouse

Suburb

Alphington

Period - From

12/05/2025

to

11/05/2026

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	1/89 Green St IVANHOE 3079	\$1,125,000	28/03/2026
2	1/24 Green St IVANHOE 3079	\$1,008,000	21/03/2026
3	1/56 Grange Rd ALPHINGTON 3078	\$1,006,000	08/03/2026

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:

12/05/2026 20:27



3 2 2

Property Type: Villa
Land Size: 320 sqm sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median Townhouse Price
12/05/2025 - 11/05/2026: \$978,000

Comparable Properties



1/89 Green St IVANHOE 3079 (REI/VG)

Agent Comments

3 2 1

Price: \$1,125,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 4
Property Type: Unit



1/24 Green St IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$1,008,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 152 sqm approx



1/56 Grange Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

3 2 2

Price: \$1,006,000
Method: Private Sale
Date: 08/03/2026
Property Type: Townhouse (Res)