

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

5 Toolangi Road, Alphington Vic 3078

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,410,000 Property Type House Suburb Alphington

Period - From 01/10/2025 to 31/12/2025 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	14 Naron Rd ALPHINGTON 3078	\$2,170,000	05/03/2026
2	3 Vauxhall Rd NORTHCOTE 3070	\$2,375,000	18/12/2025
3			

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:

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Stiven Mrkela
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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2025: \$2,410,000



 3  2  3

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



14 Naroon Rd ALPHINGTON 3078 (REI)

Agent Comments

 4  2  2

Price: \$2,170,000

Method: Sold Before Auction

Date: 05/03/2026

Property Type: House

Land Size: 599 sqm approx



3 Vauxhall Rd NORTHCOTE 3070 (REI)

Agent Comments

 4  2  2

Price: \$2,375,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 528 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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