

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

10 Naron Road, Alphington Vic 3078

Indicative selling price

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

Range between \$4,400,000 & \$4,800,000

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	5 Alphington St NORTHCOTE 3070	\$4,250,000	19/11/2025
2			
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.

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Indicative Selling Price

\$4,400,000 - \$4,800,000

Median House Price

December quarter 2025: \$2,410,000



 5  4  2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



5 Alphington St NORTHCOTE 3070 (REI/VG)

Agent Comments

 5  4  3

Price: \$4,250,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 432 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.