

# 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

13 Lowther 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)

Single price

\$2,850,000

### Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Alphington

Period - From

01/04/2025

to

31/03/2026

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	31 Darling St FAIRFIELD 3078	\$2,780,000	28/03/2026
2	5 Kelvin Rd ALPHINGTON 3078	\$2,945,000	28/02/2026
3	38 Kelvin Rd ALPHINGTON 3078	\$2,720,000	12/12/2025

**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:

27/04/2026 13:36

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**Indicative Selling Price**  
\$2,850,000

**Median House Price**  
Year ending March 2026: \$2,050,000



 4    2    1

**Property Type:** House

Agent Comments

## Comparable Properties



**31 Darling St FAIRFIELD 3078 (REI)**

Agent Comments

 5    2    2

**Price:** \$2,780,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 749 sqm approx



**5 Kelvin Rd ALPHINGTON 3078 (REI)**

Agent Comments

 5    3    3

**Price:** \$2,945,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**38 Kelvin Rd ALPHINGTON 3078 (REI/VG)**

Agent Comments

 5    2    2

**Price:** \$2,720,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** House

**Land Size:** 599 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089