

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

9/1A HAMILTON STREET ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/7-13 COATE AVENUE ALPHINGTON VIC 3078	1120000	14-Nov-25
5/7-13 COATE AVENUE ALPHINGTON VIC 3078	955000	01-Oct-25
39 BECKWITH AVENUE ALPHINGTON VIC 3078	1215000	16-Sep-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: 14 February 2026

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**2/7-13 COATE AVENUE
ALPHINGTON VIC 3078**

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Sold Price **1120000** Sold Date **14-Nov-25**Distance **0.47km****5/7-13 COATE AVENUE
ALPHINGTON VIC 3078**

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Sold Price **955000** Sold Date **01-Oct-25**Distance **0.47km****39 BECKWITH AVENUE
ALPHINGTON VIC 3078**

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Sold Price **1215000** Sold Date **16-Sep-25**Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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