

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

7 WARSON PLACE 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	\$1,340,000	&	\$1,380,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$865,000	Property type	Unit	Suburb	Alphington
Period-from	01 Jan 2025	to	31 Dec 2025	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
730A HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,583,000	14-Aug-25
1/156 PEEL STREET KEW VIC 3101	\$1,300,000	29-Sep-25
19 THOMSON STREET NORTHCOTE VIC 3070	\$1,650,000	22-Nov-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: 23 January 2026



**730A HEIDELBERG ROAD
ALPHINGTON VIC 3078**

3 2 2

Sold Price

\$1,583,000 Sold Date **14-Aug-25**

Distance **0.61km**



1/156 PEEL STREET KEW VIC 3101

Sold Price

\$1,300,000 Sold Date **29-Sep-25**

3 2 2

Distance **1.35km**



19 THOMSON STREET NORTHCOTE VIC 3070

Sold Price

\$1,650,000 Sold Date **22-Nov-25**

3 2 2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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