

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Alphington

Period-from

01 Mar 2025

to

28 Feb 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

3/103 LUCERNE CRESCENT ALPHINGTON VIC 3078	\$1,850,000	20-Oct-25
19 THOMSON STREET NORTHCOTE VIC 3070	\$1,650,000	22-Nov-25
8B DUNCAN STREET FAIRFIELD VIC 3078	\$1,260,000	31-Oct-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: 02 March 2026



3/103 LUCERNE CRESCENT ALPHINGTON VIC 3078

3 2 2

Sold Price **\$1,850,000** Sold Date **20-Oct-25**

Distance **0.94km**



19 THOMSON STREET NORTHCOTE VIC 3070

3 2 2

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

Distance **1.76km**



8B DUNCAN STREET FAIRFIELD VIC 3078

3 3 2

Sold Price **\$1,260,000** Sold Date **31-Oct-25**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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