## 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	119 Fulham Road, Alphington Vic 3078
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,590,000	&	\$1,749,000
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#### Median sale price

Median price \$2,080,000	Property Typ	House	Suburb	Alphington
Period - From 01/01/2025	to 31/03/20	25 Sc	ource	

#### 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

Address of comparable property		Price	Date of sale
1	10 Naroon Rd ALPHINGTON 3078	\$1,825,000	05/02/2025
2	69 Perry St FAIRFIELD 3078	\$2,008,888	09/12/2024
3	8 Keith St ALPHINGTON 3078	\$1,775,000	30/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2025 15:54







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**Property Type:** House **Land Size:** 650sqm sqm approx

**Agent Comments** 

Indicative Selling Price \$1,590,000 - \$1,749,000 Median House Price March quarter 2025: \$2,080,000

## Comparable Properties



10 Naroon Rd ALPHINGTON 3078 (REI/VG)

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Price: \$1,825,000

Method: Sold Before Auction

Date: 05/02/2025

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



69 Perry St FAIRFIELD 3078 (REI/VG)

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**Price:** \$2,008,888 **Method:** Private Sale **Date:** 09/12/2024

**Property Type:** House (Res) **Land Size:** 700 sqm approx

**Agent Comments** 



8 Keith St ALPHINGTON 3078 (REI/VG)

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**Price:** \$1,775,000 **Method:** Auction Sale **Date:** 30/11/2024

**Property Type:** House (Res) **Land Size:** 607 sqm approx

**Agent Comments** 

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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