

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

119 Fulham Road, Alphington Vic 3078

Indicative selling price

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

Range between \$1,590,000

&

\$1,749,000

Median sale price

Median price \$2,080,000

Property Type House

Suburb Alphington

Period - From 01/01/2025

to

31/03/2025

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	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 comparable properties 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



3 1 2

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)

Agent Comments

3 1 2

Price: \$1,825,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House (Res)
Land Size: 600 sqm approx



69 Perry St FAIRFIELD 3078 (REI/VG)

Agent Comments

3 1 2

Price: \$2,008,888
Method: Private Sale
Date: 09/12/2024
Property Type: House (Res)
Land Size: 700 sqm approx



8 Keith St ALPHINGTON 3078 (REI/VG)

Agent Comments

3 1 2

Price: \$1,775,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 607 sqm approx