

## 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

1411/626 HEIDELBERG ROAD ALPHINGTON VIC 3078

### Indicative selling price

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

Single Price

\$1,599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,050,000

Property type

Other

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

1112/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,580,000	26-Sep-25
1214/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,600,000	11-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: 24 February 2026

**1112/626 HEIDELBERG ROAD  
ALPHINGTON VIC 3078**

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Sold Price **\$1,580,000** Sold Date **26-Sep-25**Distance **0km****1214/626 HEIDELBERG ROAD  
ALPHINGTON VIC 3078**

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Sold Price **\$1,600,000** Sold Date **11-Sep-25**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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