

## 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

1409/626 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

\$1,125,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

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

404/14 PAPER TRAIL ALPHINGTON VIC 3078	\$1,050,000	04-Sep-25
3/17 PAPER TRAIL ALPHINGTON VIC 3078	\$1,060,000	06-Nov-25
502/27 PAPER TRAIL ALPHINGTON VIC 3078	\$1,090,000	16-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: 24 February 2026



**404/14 PAPER TRAIL ALPHINGTON VIC 3078** Sold Price **\$1,050,000** Sold Date **04-Sep-25**

 2
  -
  -

Distance **0.34km**



**3/17 PAPER TRAIL ALPHINGTON VIC 3078** Sold Price **\$1,060,000** Sold Date **06-Nov-25**

 2
  2
  -

Distance **0.34km**



**502/27 PAPER TRAIL ALPHINGTON VIC 3078** Sold Price **\$1,090,000** Sold Date **16-Oct-25**

 2
  2
  -

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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