

## 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

27 WARSON PLACE 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

or range  
between

\$1,450,000

&

\$1,580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

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

252 GOOCH STREET THORNBURY VIC 3071	\$1,560,000	16-Oct-25
7A CURZON STREET IVANHOE VIC 3079	\$1,447,500	19-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: 16 March 2026

**252 GOOCH STREET THORNBURY  
VIC 3071**

3 3 2

Sold Price

**\$1,560,000**

Sold Date

**16-Oct-25**

Distance

**2.87km****7A CURZON STREET IVANHOE VIC  
3079**

3 3 2

Sold Price

**\$1,447,500**

Sold Date

**19-Oct-25**

Distance

**3.24km**

RS = Recent sale

UN = Undisclosed Sale

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