

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 3/152 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,075,000 Property Type Townhouse Suburb Alphington

Period - From 05/03/2025 to 04/03/2026 Source Property Data

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	2/46 Belmont Rd IVANHOE 3079	\$903,000	18/02/2026
2	3/224 Arthur St FAIRFIELD 3078	\$950,000	18/10/2025
3	94 Wilmoth St THORNBURY 3071	\$902,500	17/10/2025

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: 05/03/2026 11:49



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/46 Belmont Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$903,000

Method: Private Sale

Date: 18/02/2026

Property Type: Townhouse (Single)



3/224 Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)



94 Wilmoth St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$902,500

Method: Private Sale

Date: 17/10/2025

Property Type: Townhouse (Res)