

# 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

4 Naroon 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)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,410,000 Property Type House Suburb Alphington

Period - From 01/10/2025 to 31/12/2025 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	119 Mitchell St NORTHCOTE 3070	\$1,930,000	21/02/2026
2	173 Mitchell St NORTHCOTE 3070	\$2,200,000	25/10/2025
3			

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:

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 4  2  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 611 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

December quarter 2025: \$2,410,000

## Comparable Properties



**119 Mitchell St NORTHCOTE 3070 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)



**173 Mitchell St NORTHCOTE 3070 (REI/VG)**

[Agent Comments](#)

 4  2  4

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 25/10/2025

**Property Type:** House

**Land Size:** 628 sqm approx

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.

Account - Jellis Craig | P: 03 9403 9300



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