

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

5/152 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between \$1,150,000

&

\$1,180,000

Median sale price

Median price \$971,000

Property Type Townhouse

Suburb Alphington

Period - From 27/07/2025

to

26/07/2026

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	12 Welsh Way ALPHINGTON 3078	\$1,045,000	03/07/2026
2	4/1 Hamilton St ALPHINGTON 3078	\$1,170,000	15/05/2026
3	4/152 Grange Rd ALPHINGTON 3078	\$1,220,000	07/02/2026

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:

27/07/2026 17:25



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,180,000

Median Townhouse Price

27/07/2025 - 26/07/2026: \$971,000

Comparable Properties



12 Welsh Way ALPHINGTON 3078 (REI)

Agent Comments

 3  2  2

Price: \$1,045,000

Method: Sold Before Auction

Date: 03/07/2026

Property Type: Townhouse (Res)



4/1 Hamilton St ALPHINGTON 3078 (REI)

Agent Comments

 3  2  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: Townhouse (Res)

Land Size: 278 sqm approx



4/152 Grange Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,220,000

Method: Private Sale

Date: 07/02/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355