

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

9/21 Rex Avenue, Alphington Vic 3078

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$685,000 Property Type Unit 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	212/21 Rex Av ALPHINGTON 3078	\$490,000	03/12/2025
2	102/21 Rex Av ALPHINGTON 3078	\$479,000	20/11/2025
3	619/626 Heidelberg Rd ALPHINGTON 3078	\$545,700	03/10/2025

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: 17/03/2026 17:17



1
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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$520,000 - \$570,000
Median Unit Price
 December quarter 2025: \$685,000

Comparable Properties

212/21 Rex Av ALPHINGTON 3078 (VG)

Agent Comments

1
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 -

Price: \$490,000
Method: Sale
Date: 03/12/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



102/21 Rex Av ALPHINGTON 3078 (REI/VG)

Agent Comments

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 1

Price: \$479,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment

619/626 Heidelberg Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

1
 1
 1

Price: \$545,700
Method: Private Sale
Date: 03/10/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



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