

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 \$870,000

&

\$900,000

Median sale price

Median price \$952,500

Property Type Townhouse

Suburb Alphington

Period - From 17/08/2025

to 16/08/2026

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		
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:

17/08/2026 12:13

3/152 Grange Road, Alphington Vic 3078



George Young
03 9842 8000
0407 303 800

george.young@harcourts.com.au

Indicative Selling Price

\$870,000 - \$900,000

Median Townhouse Price

17/08/2025 - 16/08/2026: \$952,500



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

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 - Harcourts Manningham | P: 03 9842 8000



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