

## 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

1/275 SUNSHINE AVENUE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

132A WILLIAM STREET ST ALBANS VIC 3021	\$640,000	12-Sep-25
1/10 LESTER AVENUE ST ALBANS VIC 3021	\$632,000	17-Sep-25
1/64 Vincent Avenue, St Albans, Vic 3021	\$650,000	25 Nov 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 6 months.

This Statement of Information was prepared on: 31 December 2025

**132A WILLIAM STREET ST ALBANS VIC 3021** Sold Price **\$640,000** Sold Date **12-Sep-25**

3 1 1

Distance **0.74km****1/10 LESTER AVENUE ST ALBANS VIC 3021** Sold Price **\$632,000** Sold Date **17-Sep-25**

3 1 1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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