

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

1/30-32 IVANHOE AVENUE ST ALBANS VIC 3021

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/40 HENRY STREET ST ALBANS VIC 3021	\$562,000	22-Dec-23
31 DRISCOLLS ROAD KEALBA VIC 3021	\$540,000	23-Mar-24
3/87 THEODORE STREET ST ALBANS VIC 3021	\$545,000	03-Feb-25

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: 12 May 2025



**3/40 HENRY STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price

\$562,000

Sold Date

22-Dec-23

Distance

1.34km



**31 DRISCOLLS ROAD KEALBA VIC
3021**

 3  2  1

Sold Price

\$540,000

Sold Date

23-Mar-24

Distance

1.46km



**3/87 THEODORE STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price

\$545,000

Sold Date

03-Feb-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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