

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

1/46 ERICA 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 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

2/46 ERICA AVENUE ST ALBANS VIC 3021	\$670,000	23-Jun-25
2/54 WALMER AVENUE ST ALBANS VIC 3021	\$670,000	07-Jun-25
27 PERCY STREET ST ALBANS VIC 3021	\$700,000	15-Mar-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: 29 August 2025

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2/46 ERICA AVENUE ST ALBANS VIC 3021 Sold Price **\$670,000** Sold Date **23-Jun-25**
Distance **0km**

 3  2  1



2/54 WALMER AVENUE ST ALBANS VIC 3021 Sold Price Sold Date **07-Jun-25**
Distance **0.2km**

 4  2  1



27 PERCY STREET ST ALBANS VIC 3021 Sold Price **\$700,000** Sold Date **15-Mar-25**
Distance **0.93km**

 -  -  1

RS = Recent sale **UN** = Undisclosed Sale

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