

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

1/76 MARSHALL 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

St Albans

Period-from

01 Jun 2024

to

31 May 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

2/11 CARAWAH RETREAT ST ALBANS VIC 3021

\$575,000

05-Jun-25

2/10 LESTER AVENUE ST ALBANS VIC 3021

\$550,000

24-Apr-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: 24 June 2025

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**2/11 CARAWAH RETREAT ST
ALBANS VIC 3021**

 3  1  -

Sold Price

^{RS}

\$575,000

Sold Date

05-Jun-25

Distance

1.05km



**2/10 LESTER AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price

\$550,000

Sold Date

24-Apr-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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