

## 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 BENBURY CLOSE ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,500

Property type

House

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 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

50 ADELAIDE STREET ST ALBANS VIC 3021

\$730,000

20-Mar-25

155 WILLIAM STREET ST ALBANS VIC 3021

\$750,000

09-Dec-24

79 LESTER AVENUE ST ALBANS VIC 3021

\$750,000

24-Nov-24

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: 23 April 2025



**50 ADELAIDE STREET ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**20-Mar-25**

 3

 1

 -

Distance

**0.68km**



**155 WILLIAM STREET ST ALBANS  
VIC 3021**

Sold Price

**\$750,000**

Sold Date

**09-Dec-24**

 3

 1

 1

Distance

**1.32km**



**79 LESTER AVENUE ST ALBANS  
VIC 3021**

Sold Price

Sold Date

**24-Nov-24**

 3

 1

 -

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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