

## 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

10 NEWARK COURT ALBANVALE 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

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,750

Property type

House

Suburb

Albanvale

Period-from

01 Nov 2024

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 15 CONCORD CIRCUIT ALBANVALE VIC 3021 | \$715,000 | 18-Jun-25 |
| 2 WITCHWOOD CLOSE ALBANVALE VIC 3021  | \$715,000 | 24-May-25 |
| 98 OPIE ROAD ALBANVALE VIC 3021       | \$711,500 | 09-Oct-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: 17 November 2025

Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au



**15 CONCORD CIRCUIT ALBANVALE VIC 3021**

 3  1  1

**Sold Price \$715,000 Sold Date 18-Jun-25**

Distance **0.12km**



**2 WITCHWOOD CLOSE ALBANVALE VIC 3021**

 3  1  2

Sold Price

Sold Date **24-May-25**

Distance **0.33km**



**98 OPIE ROAD ALBANVALE VIC 3021**

 3  1  -

Sold Price

<sup>RS</sup> **\$711,500 Sold Date 09-Oct-25**

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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