

## 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

12 BARELLAN CLOSE ST ALBANS 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

\$860,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

St Albans

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 BINALONG COURT ST ALBANS VIC 3021 | \$880,000 | 28-Mar-26 |
| 9 IVANHOE AVENUE ST ALBANS VIC 3021 | \$925,000 | 17-Mar-26 |
| 4 GUNYAH MEWS ST ALBANS VIC 3021    | \$888,888 | 10-Mar-26 |

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: 21 July 2026



**5 BINALONG COURT ST ALBANS  
VIC 3021**

 4  2  2

Sold Price **\$880,000** Sold Date **28-Mar-26**

Distance **0.43km**



**9 IVANHOE AVENUE ST ALBANS  
VIC 3021**

 4  2  1

Sold Price **\$925,000** Sold Date **17-Mar-26**

Distance **1.53km**



**4 GUNYAH MEWS ST ALBANS VIC  
3021**

 4  3  4

Sold Price **\$888,888** Sold Date **10-Mar-26**

Distance **0.39km**

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

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