## 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

153 ST ALBANS ROAD 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)

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Single Price	or range between	\$880,000	&	\$950,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$666,500	Prop	erty type House		Suburb	St Albans	
Period-from	01 Oct 2024	to	30 Sep 2	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
5 BOND AVENUE ST ALBANS VIC 3021	\$860,000	18-Mar-25
14 OLEANDER DRIVE ST ALBANS VIC 3021	\$850,000	15-Mar-25
26 OLEANDER DRIVE ST ALBANS VIC 3021	\$885,000	02-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: 30 October 2025





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5 BOND AVENUE ST ALBANS VIC Sold Price 3021

\$860,000 Sold Date 18-Mar-25

0.18km Distance

14 OLEANDER DRIVE ST ALBANS VIC 3021

Sold Price

\$850,000 Sold Date 15-Mar-25

Distance 0.24km



**26 OLEANDER DRIVE ST ALBANS** VIC 3021

Sold Price

RS \$885,000 Sold Date 02-Oct-25

Distance 0.33km



9 OLEANDER DRIVE ST ALBANS VIC 3021

Sold Price

\$735,000 Sold Date 12-Nov-24

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0.4km Distance



11 GUNYAH MEWS ST ALBANS VIC Sold Price 3021

\$800,000 Sold Date 05-Mar-25

**5** 

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Distance 1.37km

RS = Recent sale

UN = Undisclosed Sale

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