



# STATEMENT OF INFORMATION

19 MANFRED AVENUE, ST ALBANS, VIC 3021

PREPARED BY MITCH HUNG NGUYEN, PROFESSIONALS ST ALBANS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 19 MANFRED AVENUE, ST ALBANS, VIC

 3

 1

 3

#### Indicative Selling Price

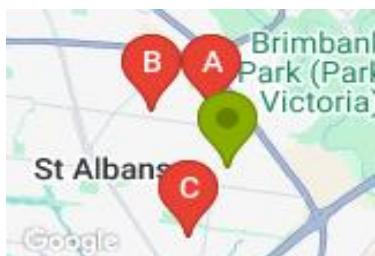
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$840,000 to \$895,000**

Provided by: Mitch Hung Nguyen, Professionals St Albans

## MEDIAN SALE PRICE



### ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

**\$700,000**

01 January 2025 to 31 December 2025

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



### 43 PERRETT AVE, ST ALBANS, VIC 3021

 3

 1

 2

#### Sale Price

**\*\$831,000**

Sale Date: 13/12/2025

Distance from Property: 848m



### 135 WILLIAM ST, ST ALBANS, VIC 3021

 3

 2

 2

#### Sale Price

**\*\$850,000**

Sale Date: 29/11/2025

Distance from Property: 1.3km



### 13 WILLOW AVE, ST ALBANS, VIC 3021

 3

 1

 2

#### Sale Price

**\$940,000**

Sale Date: 29/09/2025

Distance from Property: 1.1km



This report has been compiled on 14/01/2026 by Professionals St Albans. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

19 MANFRED AVENUE, 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)

Price Range: \$840,000 to \$895,000

### Median sale price

Median price \$700,000

Property type

House

Suburb

ST ALBANS

Period

01 January 2025 to 31 December 2025

Source

 pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

43 PERRETT AVE, ST ALBANS, VIC 3021	*\$831,000	13/12/2025
135 WILLIAM ST, ST ALBANS, VIC 3021	*\$850,000	29/11/2025
13 WILLOW AVE, ST ALBANS, VIC 3021	\$940,000	29/09/2025

This Statement of Information was prepared on:

14/01/2026