

## 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

19 SWANSEA PARADE 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,500

Property type

House

Suburb

St Albans

Period-from

01 Oct 2024

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 11 NADUR COURT ST ALBANS VIC 3021     | \$690,000 | 03-Oct-25 |
| 21 LAUREL STREET ST ALBANS VIC 3021   | \$695,000 | 13-Sep-25 |
| 133 MAIN ROAD EAST ST ALBANS VIC 3021 | \$630,000 | 02-Jul-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: 08 October 2025



**11 NADUR COURT ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date

**03-Oct-25**

 3

 1

 4

Distance

**0.57km**



**21 LAUREL STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup>

**\$695,000**

Sold Date

**13-Sep-25**

 3

 1

 1

Distance

**0.75km**



**133 MAIN ROAD EAST ST ALBANS VIC 3021**

Sold Price

**\$630,000**

Sold Date

**02-Jul-25**

 3

 1

 2

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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