

## 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

2/3 HARMON AVENUE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/30-32 IVANHOE AVENUE ST ALBANS VIC 3021 | \$550,000 | 24-Jun-25 |
| 2/10 LESTER AVENUE ST ALBANS VIC 3021     | \$550,000 | 24-Apr-25 |
| 2/11 CARAWAH RETREAT ST ALBANS VIC 3021   | \$575,000 | 05-Jun-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 July 2025

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**1/30-32 IVANHOE AVENUE ST  
ALBANS VIC 3021**

 3  1  1

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**24-Jun-25**

Distance

**0.27km**



**2/10 LESTER AVENUE ST ALBANS  
VIC 3021**

 3  1  1

Sold Price

**\$550,000**

Sold Date

**24-Apr-25**

Distance

**0.62km**



**2/11 CARAWAH RETREAT ST  
ALBANS VIC 3021**

 3  1  1

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**05-Jun-25**

Distance

**1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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