

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

2/40 DOUGLAS AVENUE 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)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 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

3/87 THEODORE STREET ST ALBANS VIC 3021	\$545,000	03-Feb-25
1/33 SCOTT AVENUE ST ALBANS VIC 3021	\$570,000	15-Feb-25
1/37 GARFIELD STREET ST ALBANS VIC 3021	\$551,000	20-Feb-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: 29 March 2025

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**3/87 THEODORE STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price

^{RS}

\$545,000

Sold Date

03-Feb-25

Distance

1.79km



**1/33 SCOTT AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price

^{RS}

\$570,000

Sold Date

15-Feb-25

Distance

1.29km



**1/37 GARFIELD STREET ST
ALBANS VIC 3021**

 3  1  2

Sold Price

^{RS}

\$551,000

Sold Date

20-Feb-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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