

## 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

2/80 OBERON 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

\$580,000

&

\$620,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 13 CHARLES STREET ST ALBANS VIC 3021    | \$600,000 | 15-Jan-25 |
| 4/12 HENRY STREET ST ALBANS VIC 3021    | \$620,000 | 30-Dec-24 |
| 1/51 AVONDALE AVENUE ST ALBANS VIC 3021 | \$600,000 | 31-Dec-24 |

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: 20 March 2025



**13 CHARLES STREET ST ALBANS  
VIC 3021**

 3  1  1

Sold Price **\$600,000** Sold Date **15-Jan-25**

Distance **1.23km**



**4/12 HENRY STREET ST ALBANS  
VIC 3021**

 3  2  2

Sold Price **\$620,000** Sold Date **30-Dec-24**

Distance **0.36km**



**1/51 AVONDALE AVENUE ST  
ALBANS VIC 3021**

 3  1  2

Sold Price **\$600,000** Sold Date **31-Dec-24**

Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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