

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 WAVENEY STREET 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 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

5 WAVENEY STREET ST ALBANS VIC 3021	\$680,000	04-Jun-25
239 MAIN ROAD EAST ST ALBANS VIC 3021	\$710,000	30-May-25
28 RAVENNA STREET ST ALBANS VIC 3021	\$735,000	24-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: 06 August 2025


**5 WAVENEY STREET ST ALBANS
VIC 3021**

Sold Price

^{RS}
\$680,000

Sold Date

04-Jun-25


3



1



-

Distance

0.1km

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

Sold Price

\$710,000

Sold Date

30-May-25


3



1



1

Distance

0.22km

**28 RAVENNA STREET ST ALBANS
VIC 3021**

Sold Price

^{RS}
\$735,000

Sold Date

24-Jun-25


3



1



1

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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