

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

3/23 Millawa Avenue, St Albans, Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$500,000

&

\$550,000

Median sale price

Median price

\$520,000

Property type

Unit

Suburb

St Albans

Period - From

01/05/2025

to

31/07/2025

Source



PropTrack

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 six 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
3/80 Oberon Avenue, St Albans, VIC 3021	\$520,000	10/07/2025
5/48 Pennell Avenue, St Albans, VIC 3021	\$518,000	12/07/2025
1/115 Fox Street, St Albans, VIC 3021	\$508,000	19/05/2025

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 six months.~~

This Statement of Information was prepared on: 20/08/2025

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

2/23 Millawa Avenue, St Albans, Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$550,000 & \$580,000

Median sale price

Median price \$520,000 Property type Unit Suburb St Albans

Period - From 01/05/2025 to 31/07/2025 Source  PropTrack

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 six 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
2 McKechnie Street, St Albans, VIC 3021	\$585,000	26/03/2025
6/32-34 Scott Avenue, St Albans, VIC 3021	\$580,000	01/06/2025
1/8 Jamieson Street, St Albans, VIC 3021	\$565,000	05/07/2025

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 six months.~~

This Statement of Information was prepared on: 20/08/2025