

## 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

23 ATHELDENE DRIVE ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 99 ATHELDENE DRIVE ST ALBANS VIC 3021 | \$670,000 | 17-May-26 |
| 11 MCRAE AVENUE ST ALBANS VIC 3021    | \$680,000 | 17-Apr-26 |
| 61 GILLESPIE ROAD ST ALBANS VIC 3021  | \$700,000 | 18-Jul-26 |

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.~~

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**99 ATHELDENE DRIVE ST ALBANS VIC 3021** Sold Price **\$670,000** Sold Date **17-May-26**  
 3  1  2 Distance **0.71km**



**11 MCRAE AVENUE ST ALBANS VIC 3021** Sold Price **\$680,000** Sold Date **17-Apr-26**  
 3  1  1 Distance **0.64km**



**61 GILLESPIE ROAD ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$700,000** Sold Date **18-Jul-26**  
 3  1  - Distance **0.56km**

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

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