

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 NOVARA PARADE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

19 SWANSEA PARADE ST ALBANS VIC 3021	\$707,000	13-Nov-25
13 CLOVER AVENUE ST ALBANS VIC 3021	\$720,000	06-Oct-25
3 ELORA COURT ST ALBANS VIC 3021	\$710,000	24-May-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: 19 November 2025

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19 SWANSEA PARADE ST ALBANS VIC 3021

Sold Price

^{RS} **\$707,000**

Sold Date

13-Nov-25

 3  2  1

Distance

0.3km



13 CLOVER AVENUE ST ALBANS VIC 3021

Sold Price

\$720,000

Sold Date

06-Oct-25

 3  2  -

Distance

1.19km



3 ELORA COURT ST ALBANS VIC 3021

Sold Price

\$710,000

Sold Date

24-May-25

 3  2  2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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