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	25 EISNER 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	St Albans
Period-from	01 Mar 2025	to	28 Feb 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
58 VIEW STREET ST ALBANS VIC 3021	$700,000	13-Dec-25
58 IVANHOE AVENUE ST ALBANS VIC 3021	$685,000	15-Jan-26
23 NOVARA PARADE ST ALBANS VIC 3021	$695,000	20-Dec-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.~~

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58 VIEW STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$700,000** Sold Date **13-Dec-25**

Distance **0.71km**

58 IVANHOE AVENUE ST ALBANS VIC 3021

3 1 2

Sold Price **$685,000** Sold Date **15-Jan-26**

Distance **0.73km**

23 NOVARA PARADE ST ALBANS VIC 3021

3 2 2

Sold Price **$695,000** Sold Date **20-Dec-25**

Distance **1.6km**

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

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