

## 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

277 MAIN ROAD EAST ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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
5 IVANHOE AVENUE ST ALBANS VIC 3021	\$700,000	15-Mar-25
39 AVONDALE AVENUE ST ALBANS VIC 3021	\$700,000	19-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 July 2025



**5 WAVENEY STREET ST ALBANS  
VIC 3021**

 3  1  -

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **04-Jun-25**

Distance **0.09km**



**5 IVANHOE AVENUE ST ALBANS  
VIC 3021**

 3  1  2

Sold Price

**\$700,000** Sold Date **15-Mar-25**

Distance **0.27km**



**39 AVONDALE AVENUE ST  
ALBANS VIC 3021**

 3  1  3

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **19-May-25**

Distance **0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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