

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

3/21 MANFRED AVENUE 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 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

2/80 OBERON AVENUE ST ALBANS VIC 3021	\$600,000	23-Apr-25
1/11 BEAVER STREET ST ALBANS VIC 3021	\$610,000	16-Apr-25
2/11 CARAWAH RETREAT ST ALBANS VIC 3021	\$575,000	05-Jun-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: 20 August 2025



**2/80 OBERON AVENUE ST
ALBANS VIC 3021**

 3  1  2

Sold Price **\$600,000** Sold Date **23-Apr-25**

Distance **1.07km**



**1/11 BEAVER STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price **\$610,000** Sold Date **16-Apr-25**

Distance **1.3km**



**2/11 CARAWAH RETREAT ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$575,000** Sold Date **05-Jun-25**

Distance **1km**

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

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