

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

31 LARISA ROAD 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

&

\$730,000

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

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

8 WILPENA COURT ST ALBANS VIC 3021	\$710,000	03-Jul-24
39 HARMON AVENUE ST ALBANS VIC 3021	\$760,000	22-Aug-24
41 MEADOWBANK DRIVE SUNSHINE NORTH VIC 3020	\$705,500	01-Oct-24

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: 28 July 2025


**8 WILPENA COURT ST ALBANS
VIC 3021**
 4  2  2

Sold Price

\$710,000

Sold Date

03-Jul-24

Distance

0.82km

**39 HARMON AVENUE ST ALBANS
VIC 3021**
 6  2  2

Sold Price

\$760,000

Sold Date

22-Aug-24

Distance

1.01km

**41 MEADOWBANK DRIVE
SUNSHINE NORTH VIC 3020**
 4  2  2

Sold Price

\$705,500

Sold Date

01-Oct-24

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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