

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

32 ENTALLY DRIVE ALBANVALE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Albanvale

Period-from

01 Oct 2024

to

30 Sep 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

3 CROMWELL ROAD KINGS PARK VIC 3021	\$620,000	30-May-25
72 OAKWOOD ROAD ALBANVALE VIC 3021	\$620,000	03-Jul-25
53 GILLESPIE ROAD ST ALBANS VIC 3021	\$620,000	23-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: 01 October 2025


**3 CROMWELL ROAD KINGS PARK
VIC 3021**
 3  1  1

Sold Price

\$620,000

Sold Date

30-May-25

Distance

0.54km

**72 OAKWOOD ROAD ALBANVALE
VIC 3021**
 3  1  2

Sold Price

Sold Date

03-Jul-25

Distance

0.81km

**53 GILLESPIE ROAD ST ALBANS
VIC 3021**
 3  1  2

Sold Price

Sold Date

23-May-25

Distance

1.85km
RS = Recent sale

UN = Undisclosed Sale

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