

## 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 POTTENGER WAY ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 251 FURLONG ROAD ST ALBANS VIC 3021 | \$730,000 | 23-Oct-25 |
| 243 FURLONG ROAD ST ALBANS VIC 3021 | \$708,000 | 20-Sep-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: 13 November 2025

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**251 FURLONG ROAD ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**23-Oct-25**

 3

 1

 3

Distance

**0.17km**



**243 FURLONG ROAD ST ALBANS  
VIC 3021**

Sold Price

**\$708,000**

Sold Date

**20-Sep-25**

 3

 1

 2

Distance

**0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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