

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

323 MAIN ROAD WEST 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Commercial

Suburb

Albanvale

Period-from

01 May 2025

to

30 Apr 2026

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 MILFORD CLOSE ALBANVALE VIC 3021	\$655,000	19-May-26
59 TRAFALGAR STREET ALBANVALE VIC 3021	\$661,000	21-Nov-25
317 MAIN ROAD WEST ALBANVALE VIC 3021	\$690,000	20-Apr-26

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: 29 May 2026



2 MILFORD CLOSE ALBANVALE VIC 3021

3 1 3

Sold Price

RS

\$655,000

Sold Date

19-May-26

Distance

1.15km



59 TRAFALGAR STREET ALBANVALE VIC 3021

3 1 2

Sold Price

\$661,000

Sold Date

21-Nov-25

Distance

0.18km



317 MAIN ROAD WEST ALBANVALE VIC 3021

3 1 1

Sold Price

\$690,000

Sold Date

20-Apr-26

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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