

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

331 BOUNDARY ROAD ST ALBANS PARK VIC 3219

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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

St Albans Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16 ALDRSHOT ROAD ST ALBANS PARK VIC 3219	\$560,000	18-Mar-25
13 WESTMORELAND STREET ST ALBANS PARK VIC 3219	\$575,000	15-Apr-25
227 BOUNDARY ROAD WHITTINGTON VIC 3219	\$540,000	28-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 May 2025



16 ALDERSHOT ROAD ST ALBANS PARK VIC 3219

3 1 1

Sold Price

\$560,000

Sold Date

18-Mar-25

Distance

1.47km



13 WESTMORELAND STREET ST ALBANS PARK VIC 3219

3 1 1

Sold Price

^{RS} **\$575,000** ^{UN}

Sold Date

15-Apr-25

Distance

0.41km



227 BOUNDARY ROAD WHITTINGTON VIC 3219

3 1 1

Sold Price

^{RS} **\$540,000**

Sold Date

28-Mar-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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