

## 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

34 RAFTER DRIVE 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

\$649,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2025

to

31 Dec 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 12 LAMBOLLE COURT ST ALBANS VIC 3021 | \$600,000 | 17-Nov-25 |
| 9 BUTLER STREET ST ALBANS VIC 3021   | \$640,000 | 12-Sep-25 |
| 5 CORNHILL STREET ST ALBANS VIC 3021 | \$585,000 | 01-Aug-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: 28 January 2026


**12 LAMBOLLE COURT ST ALBANS  
VIC 3021**

Sold Price

RS

**\$600,000**

Sold Date

**17-Nov-25**


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Distance

**0.89km**

**9 BUTLER STREET ST ALBANS VIC  
3021**

Sold Price

**\$640,000**

Sold Date

**12-Sep-25**


3



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-

Distance

**0.91km**

**5 CORNHILL STREET ST ALBANS  
VIC 3021**

Sold Price

**\$585,000**

Sold Date

**01-Aug-25**


2



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Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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