

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

4 ELISSA WAY ST ALBANS 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

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

10 IBSLEY COURT ST ALBANS VIC 3021

\$872,000

18-Aug-25

12 CORDELIA GROVE ST ALBANS VIC 3021

\$870,000

26-Jul-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.

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10 IBSLEY COURT ST ALBANS VIC 3021

Sold Price

^{RS}

\$872,000

Sold Date

18-Aug-25



4



2



3

Distance

0.32km



12 CORDELIA GROVE ST ALBANS VIC 3021

Sold Price

\$870,000

Sold Date

26-Jul-25



4



2



-

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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