

## 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

53 MCARTHUR AVENUE ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,500

Property type

House

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 39 VINCENT AVENUE ST ALBANS VIC 3021  | \$662,500 | 02-Oct-24 |
| 16 AVONDALE AVENUE ST ALBANS VIC 3021 | \$696,000 | 25-Feb-25 |
| 19 WALMER AVENUE ST ALBANS VIC 3021   | \$655,000 | 15-Nov-24 |

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: 11 March 2025

Kevin Nam Tran  
P 0403902390  
M 0403902390  
E ktran@barryplant.com.au



**39 VINCENT AVENUE ST ALBANS  
VIC 3021**

 3  1  2

Sold Price

**\$662,500**

Sold Date

**02-Oct-24**

Distance

**0.3km**



**16 AVONDALE AVENUE ST  
ALBANS VIC 3021**

 3  1  1

Sold Price

<sup>RS</sup> **\$696,000**

Sold Date

**25-Feb-25**

Distance

**0.54km**



**19 WALMER AVENUE ST ALBANS  
VIC 3021**

 2  1  -

Sold Price

<sup>RS</sup> **\$655,000** <sup>UN</sup>

Sold Date

**15-Nov-24**

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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