

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

7 HARRIS STREET 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2024

to

30 Nov 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

117 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$740,000	24-Sep-25
1/45 LIMA STREET ST ALBANS VIC 3021	\$760,000	01-Nov-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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**117 CAIRNLEA DRIVE CAIRNLEA
VIC 3023**

3 2 2

Sold Price

\$740,000

Sold Date

24-Sep-25

Distance

1.1km



**1/45 LIMA STREET ST ALBANS VIC
3021**

4 3 1

Sold Price

^{RS} **\$760,000**

Sold Date

01-Nov-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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