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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

8 MAYFIELD CRESCENT 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

\$648,500

or range
between

&

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

38 FILIPI DRIVE ST ALBANS PARK VIC 3219	\$345,000	10-May-17
6 WESTMORELAND STREET ST ALBANS PARK VIC 3219	\$648,000	06-Mar-25
1 CARBINE DRIVE ST ALBANS PARK VIC 3219	\$625,000	20-Dec-24

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: 20 May 2025



**38 FILIPI DRIVE ST ALBANS PARK
VIC 3219**

3 1 2

Sold Price

\$345,000

Sold Date

10-May-17

Distance

0.27km



**6 WESTMORELAND STREET ST
ALBANS PARK VIC 3219**

4 1 -

Sold Price

\$648,000

Sold Date

06-Mar-25

Distance

1.02km



**1 CARBINE DRIVE ST ALBANS
PARK VIC 3219**

4 2 2

Sold Price

^{RS} **\$625,000** ^{UN}

Sold Date

20-Dec-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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