

Statement of Information

Prepared on 9th September 2025



9 Marshall Avenue, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

9 MARSHALL AVENUE 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2024

to

31 Aug 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

6 METEOR RISE KEALBA VIC 3021

-

01-May-25

125 ROWAN DRIVE KEALBA VIC 3021

\$970,000

28-May-25

38 LEONARD AVENUE ST ALBANS VIC 3021

\$900,000

14-Jun-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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6 METEOR RISE KEALBA VIC 3021

Sold Price

- Sold Date 01-May-25

5 2 2

Distance 0.77km



125 ROWAN DRIVE KEALBA VIC 3021

Sold Price

^{RS} \$970,000

Sold Date 28-May-25

5 2 2

Distance 1.15km



38 LEONARD AVENUE ST ALBANS VIC 3021

Sold Price

\$900,000

Sold Date 14-Jun-25

6 2 2

Distance 1.27km



38 BEAVER STREET ST ALBANS VIC 3021

Sold Price

^{RS} \$893,500

Sold Date 14-Jun-25

5 3 3

Distance 1.83km

RS = Recent sale

UN = Undisclosed Sale

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