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	1 BENBURY CLOSE 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	$730,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,500	Property type	House	Suburb	St Albans
Period-from	01 Apr 2024	to	31 Mar 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
50 ADELAIDE STREET ST ALBANS VIC 3021	$730,000	20-Mar-25
155 WILLIAM STREET ST ALBANS VIC 3021	$750,000	09-Dec-24
79 LESTER AVENUE ST ALBANS VIC 3021	$750,000	24-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: 23 April 2025

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50 ADELAIDE STREET ST ALBANS VIC 3021

3 1 -

Sold Price RS $730,000 Sold Date 20-Mar-25

Distance 0.68km



155 WILLIAM STREET ST ALBANS VIC 3021

3 1 1

Sold Price $750,000 Sold Date 09-Dec-24

Distance 1.32km



79 LESTER AVENUE ST ALBANS VIC 3021

3 1 -

Sold Price Sold Date 24-Nov-24

Distance 1.88km

RS = Recent sale **UN** = Undisclosed Sale

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