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	2/46 ERICA 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	St Albans
Period-from	01 Jun 2024	to	31 May 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
2/80 OBERON AVENUE ST ALBANS VIC 3021	$600,000	23-Apr-25
2/69 LESTER AVENUE ST ALBANS VIC 3021	$630,000	18-Jan-25
129B POWER STREET ST ALBANS VIC 3021	$625,000	06-Jan-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.~~

This Statement of Information was prepared on: 04 June 2025

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2/80 OBERON AVENUE ST ALBANS VIC 3021

3 1 2

Sold Price **$600,000** Sold Date **23-Apr-25**

Distance **0.44km**



2/69 LESTER AVENUE ST ALBANS VIC 3021

3 2 1

Sold Price **$630,000** Sold Date **18-Jan-25**

Distance **0.57km**



129B POWER STREET ST ALBANS VIC 3021

3 2 1

Sold Price **$625,000** Sold Date **06-Jan-25**

Distance **1.16km**

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

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