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	2/76 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,500	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
17B COWPER AVENUE ST ALBANS VIC 3021	$658,000	12-May-25
2/69 LESTER AVENUE ST ALBANS VIC 3021	$630,000	18-Jan-25
2/55 IVANHOE AVENUE ST ALBANS VIC 3021	$590,000	01-Mar-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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17B COWPER AVENUE ST ALBANS VIC 3021

3 2 2

Sold Price RS $658,000 Sold Date 12-May-25

Distance 0.34km



2/69 LESTER AVENUE ST ALBANS VIC 3021

3 2 1

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

Distance 1.26km



2/55 IVANHOE AVENUE ST ALBANS VIC 3021

3 2 1

Sold Price $590,000 Sold Date 01-Mar-25

Distance 0.94km

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

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