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	3/21 MANFRED 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,500	Property type	Unit	Suburb	St Albans
Period-from	01 Aug 2024	to	31 Jul 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
2/80 OBERON AVENUE ST ALBANS VIC 3021	$600,000	23-Apr-25
1/11 BEAVER STREET ST ALBANS VIC 3021	$610,000	16-Apr-25
2/11 CARAWAH RETREAT ST ALBANS VIC 3021	$575,000	05-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.~~

This Statement of Information was prepared on: 20 August 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 **1.07km**

1/11 BEAVER STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$610,000** Sold Date **16-Apr-25**

Distance **1.3km**

2/11 CARAWAH RETREAT ST ALBANS VIC 3021

3 1 1

Sold Price **$575,000** Sold Date **05-Jun-25**

Distance **1km**

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

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