

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

2/3 HARMON 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2024

to

30 Jun 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

1/30-32 IVANHOE AVENUE ST ALBANS VIC 3021	\$550,000	24-Jun-25
2/10 LESTER AVENUE ST ALBANS VIC 3021	\$550,000	24-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: 17 July 2025

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**1/30-32 IVANHOE AVENUE ST
ALBANS VIC 3021**

 3  1  1

Sold Price

^{RS}

\$550,000

Sold Date

24-Jun-25

Distance

0.27km



**2/10 LESTER AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price

\$550,000

Sold Date

24-Apr-25

Distance

0.62km



**2/11 CARAWAH RETREAT ST
ALBANS VIC 3021**

 3  1  1

Sold Price

^{RS}

\$575,000

Sold Date

05-Jun-25

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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