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	1/10 LESTER 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	$540,000	&	$590,000

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
2/10 LESTER AVENUE ST ALBANS VIC 3021	$550,000	24-Apr-25
1/33 SCOTT AVENUE ST ALBANS VIC 3021	$570,000	15-Feb-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: 13 August 2025

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2/10 LESTER AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price **$550,000** Sold Date **24-Apr-25**

Distance **0km**

1/33 SCOTT AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price **$570,000** Sold Date **15-Feb-25**

Distance **1.4km**

2/11 CARAWAH RETREAT ST ALBANS VIC 3021

3 1 1

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

Distance **1.52km**

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

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