

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

1/65 ARTHUR STREET 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

\$532,500

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2024

to

31 Aug 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

2/76 MARSHALL AVENUE ST ALBANS VIC 3021	\$630,000	27-Jun-25
3/29 LESLIE STREET ST ALBANS VIC 3021	\$575,000	05-Sep-25
42A OBERON AVENUE ST ALBANS VIC 3021	\$600,000	23-Apr-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: 10 September 2025

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**2/76 MARSHALL AVENUE ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$630,000** Sold Date **27-Jun-25**

Distance **1.87km**



**3/29 LESLIE STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price ^{RS} **\$575,000** Sold Date **05-Sep-25**

Distance **0.43km**



**42A OBERON AVENUE ST ALBANS
VIC 3021**

 3  1  2

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

Distance **1.05km**

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

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