

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

2/13 HONEY GROVE 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

5/66-68 LESTER AVENUE ST ALBANS VIC 3021

\$545,000

23-Oct-25

1/30-32 IVANHOE AVENUE ST ALBANS VIC 3021

\$550,000

18-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 November 2025

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**5/66-68 LESTER AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

^{RS}

\$545,000

Sold Date

23-Oct-25

Distance

0.67km



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

 2  1  1

Sold Price

\$550,000

Sold Date

18-Jun-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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