

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

1/36 SCOTT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

2/23 GLENDENNING STREET ST ALBANS VIC 3021	\$615,000	04-Sep-25
2/24 PENNELL AVENUE ST ALBANS VIC 3021	\$650,000	14-Nov-25
54 ANDREA STREET ST ALBANS VIC 3021	\$640,000	24-Aug-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.~~

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2/23 GLENDENNING STREET ST ALBANS VIC 3021

 3  2  1

Sold Price **\$615,000** Sold Date **04-Sep-25**

Distance **0.07km**



2/24 PENNELL AVENUE ST ALBANS VIC 3021

 3  2  2

Sold Price ^{RS} **\$650,000** Sold Date **14-Nov-25**

Distance **0.14km**



54 ANDREA STREET ST ALBANS VIC 3021

 2  2  1

Sold Price **\$640,000** Sold Date **24-Aug-25**

Distance **0.27km**

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

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