

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

6/8 BOND 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

\$470,000

&

\$510,000

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

1/126 POWER STREET ST ALBANS VIC 3021	\$510,000	18-Sep-25
2/4 ALTYRE COURT ST ALBANS VIC 3021	\$480,000	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 November 2025

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**1/126 POWER STREET ST ALBANS
VIC 3021**

Sold Price

\$510,000

Sold Date

18-Sep-25

 2  2  1

Distance

3.44km



**2/4 ALTRE COURT ST ALBANS
VIC 3021**

Sold Price

\$480,000

Sold Date

05-Jun-25

 3  2  1

Distance

3.63km

RS = Recent sale

UN = Undisclosed Sale

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