

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

2/9 ENTALLY DRIVE ALBANVALE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,750

Property type

House

Suburb

Albanvale

Period-from

01 Dec 2024

to

30 Nov 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

1/7 ANTIOCH COURT ALBANVALE VIC 3021

\$550,000

04-Sep-25

3/22 GARFIELD STREET ST ALBANS VIC 3021

\$550,000

09-Sep-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: 02 December 2025

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**1/7 ANTIOCH COURT ALBANVALE
VIC 3021**

Sold Price

\$550,000

Sold Date **04-Sep-25**

 3  1  2

Distance **0.95km**



**3/22 GARFIELD STREET ST
ALBANS VIC 3021**

Sold Price

Sold Date **09-Sep-25**

 2  1  2

Distance **1.22km**

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

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