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	1/275 SUNSHINE 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	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	St Albans
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
132A WILLIAM STREET ST ALBANS VIC 3021	$640,000	12-Sep-25
1/10 LESTER AVENUE ST ALBANS VIC 3021	$632,000	17-Sep-25
1/64 Vincent Avenue, St Albans, Vic 3021	$650,000	25 Nov 2025

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: 31 December 2025

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132A WILLIAM STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$640,000** Sold Date **12-Sep-25**

Distance **0.74km**

1/10 LESTER AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price **$632,000** Sold Date **17-Sep-25**

Distance **1.53km**

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

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