

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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2025

to

31 Dec 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

1/43 ADELAIDE STREET ST ALBANS VIC 3021	\$593,000	08-Aug-25
1/5 BUTLER STREET ST ALBANS VIC 3021	\$610,000	23-Nov-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: 29 January 2026

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**1/43 ADELAIDE STREET ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$593,000** Sold Date **08-Aug-25**

Distance **0.67km**



**1/5 BUTLER STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price ^{RS} **\$610,000** Sold Date **23-Nov-25**

Distance **1.1km**

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

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