

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 LUXFORD STREET 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2025

to

31 Mar 2026

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

26 RALPH AVENUE ST ALBANS VIC 3021	770000	25-Apr-26
38 BLENDON AVENUE ST ALBANS VIC 3021	792500	15-Nov-25
69 ERRINGTON ROAD ST ALBANS VIC 3021	760000	18-Apr-26

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: 30 April 2026

**26 RALPH AVENUE ST ALBANS VIC 3021** Sold Price^{RS} **770000** Sold Date **25-Apr-26**

3 1 2

Distance **1.39km****38 BLENDON AVENUE ST ALBANS VIC 3021** Sold Price**792500** Sold Date **15-Nov-25**

3 1 2

Distance **0.66km****69 ERRINGTON ROAD ST ALBANS VIC 3021** Sold Price^{RS} **760000** ^{UN} Sold Date **18-Apr-26**

3 1 1

Distance **0.81km****RS** = Recent sale **UN** = Undisclosed Sale

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