

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

7 MANFRED 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

St Albans

Period-from

01 May 2025

to

30 Apr 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

13 Manfred Avenue, St Albans, Vic 3021	\$670,000	01 May 2026
17 Grist Street, St Albans, Vic 3021	\$650,000	28 Apr 2026
35 Leonard Avenue, St Albans, Vic 3021	\$679,000	13 Apr 2026

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.

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Kevin Nam Tran
P 0403902390
M 0403902390
E ktran@barryplant.com.au



**11 ORBITAL DRIVE KEALBA VIC
3021**

Sold Price **\$650,000** Sold Date **09-Jan-26**



Distance **0.92km**

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

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