

## 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

12 BARELLAN CLOSE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### 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

5 BINALONG COURT ST ALBANS VIC 3021	\$880,000	28-Mar-26
9 IVANHOE AVENUE ST ALBANS VIC 3021	\$925,000	13-Mar-26
5 MULHALL DRIVE ST ALBANS VIC 3021	\$900,000	27-Feb-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: 22 May 2026



**5 BINALONG COURT ST ALBANS VIC 3021**

 4  2  2

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date **28-Mar-26**

Distance **0.43km**



**9 IVANHOE AVENUE ST ALBANS VIC 3021**

 4  2  2

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date **13-Mar-26**

Distance **1.54km**



**5 MULHALL DRIVE ST ALBANS VIC 3021**

 4  1  -

Sold Price

**\$900,000**

Sold Date **27-Feb-26**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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