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	$620,000	&	$660,000

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-26
9 LYALL STREET ST ALBANS VIC 3021	$668,000	06-Dec-25
86 VINCENT AVENUE ST ALBANS VIC 3021	$625,000	23-Mar-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: 26 May 2026

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



13 MANFRED AVENUE ST ALBANS VIC 3021

3 1 2

Sold Price RS $670,000 Sold Date 01-May-26

Distance 0.05km

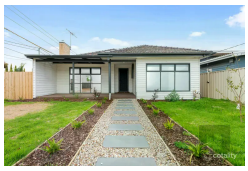


9 LYALL STREET ST ALBANS VIC 3021

1 - 1

Sold Price $668,000 Sold Date 06-Dec-25

Distance 1.12km



86 VINCENT AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price RS $625,000 UN Sold Date 23-Mar-26

Distance 1.01km

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

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