

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

3/49 IVANHOE 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

| | | |
|---|-----------|-----------|
| 1/102 ERRINGTON ROAD ST ALBANS VIC 3021 | \$620,000 | 30-Jan-26 |
| 3/55 GEORGE STREET ST ALBANS VIC 3021 | \$609,999 | 11-Apr-26 |
| 2/38 NORMAN STREET ST ALBANS VIC 3021 | \$600,000 | 28-Jan-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: 01 June 2026



**1/102 ERRINGTON ROAD ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$620,000** Sold Date **30-Jan-26**

Distance **0.83km**



**3/55 GEORGE STREET ST ALBANS
VIC 3021**

 3  2  2

Sold Price **\$609,999** Sold Date **11-Apr-26**

Distance **1.41km**



**2/38 NORMAN STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **28-Jan-26**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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