

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

3/7 TOPAZ PLACE 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

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

2/70 OBERON AVENUE ST ALBANS VIC 3021	\$584,947	14-Mar-26
1/52 CURRUNGHI COURT ST ALBANS VIC 3021	\$550,000	26-Mar-26
1/63 WALMER AVENUE ST ALBANS VIC 3021	\$600,000	07-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: 12 June 2026

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**2/70 OBERON AVENUE ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$584,947** Sold Date **14-Mar-26**

Distance **1.93km**



**1/52 CURRUNGHI COURT ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$550,000** Sold Date **26-Mar-26**

Distance **0.88km**



**1/63 WALMER AVENUE ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **07-Mar-26**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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