

## 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

149 SUNSHINE AVENUE 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

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 HARMON AVENUE ST ALBANS VIC 3021	\$680,000	08-May-26
12 LINDSEY ROAD ST ALBANS VIC 3021	\$700,000	23-May-26
51 EDDIE STREET ST ALBANS VIC 3021	\$640,000	21-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: 29 June 2026



**2 HARMON AVENUE ST ALBANS  
VIC 3021**

 3  1  -

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **08-May-26**

Distance **0.78km**



**12 LINDSEY ROAD ST ALBANS VIC  
3021**

 3  2  2

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **23-May-26**

Distance **0.94km**



**51 EDDIE STREET ST ALBANS VIC  
3021**

 3  1  4

Sold Price **\$640,000** Sold Date **21-Feb-26**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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