

## 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

20 MCLEOD ROAD 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

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2025

to

30 Jun 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

4 DAMTE PLACE ST ALBANS VIC 3021	\$686,000	03-Mar-26
7 KINTERBURY DRIVE KINGS PARK VIC 3021	\$670,000	11-May-26
99 ATHELDENE DRIVE ST ALBANS VIC 3021	\$670,000	17-May-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: 03 July 2026

**4 DAMTE PLACE ST ALBANS VIC 3021**

4 1 -

Sold Price

**\$686,000**Sold Date **03-Mar-26**Distance **0.95km****7 KINTERBURY DRIVE KINGS PARK VIC 3021**

4 2 2

Sold Price

<sup>RS</sup> **\$670,000**Sold Date **11-May-26**Distance **0.98km****99 ATHELDENE DRIVE ST ALBANS VIC 3021**

3 1 2

Sold Price

**\$670,000**Sold Date **17-May-26**Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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