

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

1/31 AUSTIN STREET 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

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

1/36 SCOTT AVENUE ST ALBANS VIC 3021	\$595,000	03-Mar-26
2/42 PENNELL AVENUE ST ALBANS VIC 3021	\$580,000	04-Mar-26
1/52 CURRUNGHI COURT ST ALBANS VIC 3021	\$550,000	26-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: 05 July 2026



**1/36 SCOTT AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price

^{RS} **\$595,000** Sold Date **03-Mar-26**

Distance **1.51km**



**2/42 PENNELL AVENUE ST
ALBANS VIC 3021**

 3  1  2

Sold Price

\$580,000 Sold Date **04-Mar-26**

Distance **1.6km**



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

 3  1  1

Sold Price

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

Distance **1.86km**

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

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