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	$550,000	&	$600,000

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
3/55 GEORGE STREET ST ALBANS VIC 3021	$609,999	11-Apr-26
2/14 KATE STREET ST ALBANS VIC 3021	$555,000	05-Jun-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: 13 July 2026

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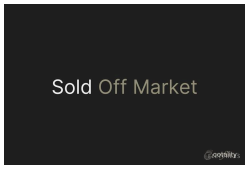


3/55 GEORGE STREET ST ALBANS VIC 3021

3 2 2

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

Distance **1.39km**



2/14 KATE STREET ST ALBANS VIC 3021

3 2 1

Sold Price RS **$555,000** Sold Date **05-Jun-26**

Distance **1.67km**



1/63 WALMER AVENUE ST ALBANS VIC 3021

3 2 1

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

Distance **0.73km**

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

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