

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

9 GOODING 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

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 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

9 SOUTHWOLD STREET ST ALBANS VIC 3021	\$745,000	28-Mar-26
275 MAIN ROAD EAST ST ALBANS VIC 3021	\$800,000	23-Mar-26
16 MULHALL DRIVE ST ALBANS VIC 3021	\$760,000	18-Apr-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 August 2026

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**9 SOUTHWOLD STREET ST
ALBANS VIC 3021**

 3  1  2

Sold Price **\$745,000** Sold Date **28-Mar-26**

Distance **0.76km**



**275 MAIN ROAD EAST ST ALBANS
VIC 3021**

 3  1  -

Sold Price **\$800,000** Sold Date **23-Mar-26**

Distance **0.94km**



**16 MULHALL DRIVE ST ALBANS
VIC 3021**

 3  1  1

Sold Price **\$760,000** Sold Date **18-Apr-26**

Distance **1.05km**

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

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