

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

2 DAMTE PLACE 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

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

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

4 LYNDFORD COURT ST ALBANS VIC 3021	\$800,000	15-Mar-26
22 RUTH STREET ST ALBANS VIC 3021	\$820,000	12-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.

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4 LYNDFORD COURT ST ALBANS VIC 3021

 3  2  2

Sold Price

\$800,000

Sold Date

15-Mar-26

Distance

0.63km



22 RUTH STREET ST ALBANS VIC 3021

 4  2  2

Sold Price

\$820,000

Sold Date

12-May-26

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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