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	2/42 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	$532,500	Property type	Unit	Suburb	St Albans
Period-from	01 Sep 2024	to	31 Aug 2025	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
2/3 HARMON AVENUE ST ALBANS VIC 3021	$589,000	06-Sep-25
4/66-68 LESTER AVENUE ST ALBANS VIC 3021	$550,000	04-Jun-25
2/76 MARSHALL AVENUE ST ALBANS VIC 3021	$630,000	27-Jun-25

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: 11 September 2025

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2/3 HARMON AVENUE ST ALBANS VIC 3021

3 1 2

Sold Price RS **$589,000** Sold Date **06-Sep-25**

Distance **0.25km**



4/66-68 LESTER AVENUE ST ALBANS VIC 3021

2 2 2

Sold Price **$550,000** Sold Date **04-Jun-25**

Distance **0.43km**



2/76 MARSHALL AVENUE ST ALBANS VIC 3021

3 2 1

Sold Price **$630,000** Sold Date **27-Jun-25**

Distance **0.9km**

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

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