

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 DOUGLAS 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

House

Suburb

St Albans

Period-from

01 Sep 2025

to

31 Aug 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

21 ERICA AVENUE ST ALBANS VIC 3021	\$766,000	11-Apr-26
7 CORUNNA AVENUE ST ALBANS VIC 3021	\$769,000	30-May-26
18 VULE STREET ST ALBANS VIC 3021	\$786,000	04-Aug-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: 29 September 2026



21 ERICA AVENUE ST ALBANS VIC 3021

Sold Price

\$766,000

Sold Date

11-Apr-26



3



1



1

Distance

1.86km



7 CORUNNA AVENUE ST ALBANS VIC 3021

Sold Price

\$769,000

Sold Date

30-May-26



3



1



3

Distance

0.92km



18 VULE STREET ST ALBANS VIC 3021

Sold Price

\$786,000

Sold Date

04-Aug-26



5



3



-

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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