

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 VERNA 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

\$730,000

&

\$750,000

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

9 PINOAK STREET ST ALBANS VIC 3021	\$736,500	02-Apr-26
22 WILLOW AVENUE ST ALBANS VIC 3021	\$707,000	18-Jul-26
18 LARISA ROAD ST ALBANS VIC 3021	\$760,000	03-Jul-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: 16 September 2026

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9 PINOAK STREET ST ALBANS VIC 3021 Sold Price **\$736,500** Sold Date **02-Apr-26**
Distance **1.12km**

 3  1  -



22 WILLOW AVENUE ST ALBANS VIC 3021 Sold Price ^{RS} **\$707,000** Sold Date **18-Jul-26**
Distance **1.17km**

 3  1  -



18 LARISA ROAD ST ALBANS VIC 3021 Sold Price **\$760,000** Sold Date **03-Jul-26**
Distance **1.67km**

 3  1  1

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

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