

# 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

19 Enfield Drive, St Albans Park VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$760,000

### Median sale price

Median price

\$690,000

Property Type

House

Suburb

St Albans Park

Period - From

05/02/2026

to

04/08/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

| Address of comparable property            | Price     | Date of sale |
|-------------------------------------------|-----------|--------------|
| 55 Grafton Street St Albans Park VIC 3219 | \$731,000 | 05/05/2026   |
|                                           |           |              |
|                                           |           |              |

This Statement of Information was prepared on:

05/08/2026