

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 IPSWICH STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

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

1 HARRIS STREET ST ALBANS VIC 3021	\$690,000	27-Jul-26
2 HARMON AVENUE ST ALBANS VIC 3021	\$680,000	05-May-26
9 MAROONDAH COURT ST ALBANS VIC 3021	\$685,000	16-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.~~

This Statement of Information was prepared on: 05 August 2026

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1 HARRIS STREET ST ALBANS VIC 3021

 3  1  1

Sold Price

^{RS} **\$690,000**

Sold Date

27-Jul-26

Distance

0.99km



2 HARMON AVENUE ST ALBANS VIC 3021

 3  1  -

Sold Price

\$680,000

Sold Date

05-May-26

Distance

0.56km



9 MAROONDAH COURT ST ALBANS VIC 3021

 3  1  -

Sold Price

^{RS} **\$685,000**

Sold Date

16-May-26

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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