

## 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

21 EDDIE STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

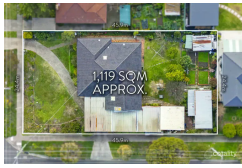
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 40 THEODORE STREET ST ALBANS VIC 3021 | \$940,000 | 18-Sep-25 |
| 17 WALTER STREET ST ALBANS VIC 3021   | \$930,000 | 22-Jan-26 |
| 9 IVANHOE AVENUE ST ALBANS VIC 3021   | \$925,000 | 13-Mar-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: 10 June 2026



**40 THEODORE STREET ST ALBANS VIC 3021** Sold Price **\$940,000** Sold Date **18-Sep-25**

 3  1  - Distance **1.55km**



**17 WALTER STREET ST ALBANS VIC 3021** Sold Price **\$930,000** Sold Date **22-Jan-26**

 4  2  1 Distance **1.02km**



**9 IVANHOE AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$925,000** Sold Date **13-Mar-26**

 4  2  2 Distance **1.22km**

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

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