

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

256 FURLONG ROAD, St Albans, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$750,000

&

\$800,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

St Albans (3021)

Period - From

30/09/2025

to

30/03/2026

Source

RPdata

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
105 WILLATON STREET, ST ALBANS VIC 3021	\$835,000	08/11/2025
15 LESTER AVENUE, ST ALBANS VIC 3021	\$780,000	25/02/2026
2 GLYNDON AVENUE, ST ALBANS VIC 3021	\$750,000	03/12/2025

This Statement of Information was prepared on: 30/03/2026