

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

6 IRAMOO COURT ALBANVALE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Albanvale

Period-from

01 May 2025

to

30 Apr 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

4 ELINGA COURT ALBANVALE VIC 3021	\$721,000	18-Feb-26
22 WOODLAND DRIVE ALBANVALE VIC 3021	\$714,000	28-Mar-26
317 MAIN ROAD WEST ALBANVALE VIC 3021	\$690,000	20-Apr-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: 26 May 2026



4 ELINGA COURT ALBANVALE VIC 3021 Sold Price **\$721,000** Sold Date **18-Feb-26**

 4  1  2

Distance **0.18km**



22 WOODLAND DRIVE ALBANVALE VIC 3021 Sold Price ^{RS} **\$714,000** Sold Date **28-Mar-26**

 4  2  2

Distance **0.36km**



317 MAIN ROAD WEST ALBANVALE VIC 3021 Sold Price **\$690,000** Sold Date **20-Apr-26**

 3  1  1

Distance **0.84km**

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

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