

## 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

124 DENTON AVENUE 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

3 ASPEN STREET ST ALBANS VIC 3021	\$620,000	26-Jan-25
74 LEVENIA STREET ST ALBANS VIC 3021	\$615,000	15-Mar-25
14 SKIPTON STREET ST ALBANS VIC 3021	\$615,000	13-Mar-25

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: 21 July 2025



## 3 ASPEN STREET ST ALBANS VIC 3021

 3  1  1

Sold Price

**\$620,000**

Sold Date

**26-Jan-25**

Distance

**1.15km**



## 74 LEVENIA STREET ST ALBANS VIC 3021

 3  1  3

Sold Price

**\$615,000**

Sold Date

**15-Mar-25**

Distance

**1.2km**



## 14 SKIPTON STREET ST ALBANS VIC 3021

 3  1  1

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**13-Mar-25**

Distance

**2.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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