

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

2/43 MCARTHUR AVENUE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

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

2/80 OBERON AVENUE ST ALBANS VIC 3021

\$600,000

23-Apr-25

75A CONRAD STREET ST ALBANS VIC 3021

\$544,000

28-Apr-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: 08 July 2025



2/80 OBERON AVENUE ST ALBANS VIC 3021

 3  1  2

Sold Price **\$600,000** Sold Date **23-Apr-25**

Distance **0.38km**



75A CONRAD STREET ST ALBANS VIC 3021

 2  1  1

Sold Price ^{RS} **\$544,000** Sold Date **28-Apr-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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