

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

2/76 WALMER 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

\$560,000

&

\$610,000

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

1/53 AVONDALE AVENUE ST ALBANS VIC 3021

\$572,500

24-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

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**2/80 OBERON AVENUE ST
ALBANS VIC 3021**

 3  1  2

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

Distance **0.22km**



**1/53 AVONDALE AVENUE ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$572,500** Sold Date **24-Mar-25**

Distance **0.83km**

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

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