

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/10 WESTMORELAND STREET ST ALBANS PARK VIC 3219

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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,925

Property type

Unit

Suburb

St Albans Park

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/17 LANCASTER AVENUE NEWCOMB VIC 3219	\$570,000	09-May-25
2/18 PINDER COURT ST ALBANS PARK VIC 3219	\$587,000	22-Oct-25
2B THATCHER COURT WHITTINGTON VIC 3219	\$550,000	05-Sep-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 November 2025



**1/17 LANCASTER AVENUE
NEWCOMB VIC 3219**

3 2 1

Sold Price

\$570,000

Sold Date **09-May-25**

Distance

1.46km



**2/18 PINDER COURT ST ALBANS
PARK VIC 3219**

3 2 1

Sold Price

^{RS} **\$587,000**

Sold Date **22-Oct-25**

Distance

0.27km



**2B THATCHER COURT
WHITTINGTON VIC 3219**

3 2 1

Sold Price

\$550,000

Sold Date **05-Sep-25**

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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