

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

3/41 PENNELL 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 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

4/41 PENNELL AVENUE ST ALBANS VIC 3021	\$645,000	22-Jun-26
2A CLEVELAND STREET ST ALBANS VIC 3021	\$630,000	18-Dec-25
1/20 RUTH STREET ST ALBANS VIC 3021	\$650,000	20-Feb-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: 28 August 2026

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4/41 PENNELL AVENUE ST ALBANS VIC 3021

3 2 1

Sold Price **\$645,000** Sold Date **22-Jun-26**

Distance **0.01km**



2A CLEVELAND STREET ST ALBANS VIC 3021

3 2 2

Sold Price **\$630,000** Sold Date **18-Dec-25**

Distance **0.63km**



1/20 RUTH STREET ST ALBANS VIC 3021

3 1 1

Sold Price **\$650,000** Sold Date **20-Feb-26**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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