

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

8/32 SCOTT 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

\$585,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 2025

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

2 WASHINGTON STREET ST ALBANS VIC 3021	\$610,000	20-Jul-25
42A SHIRLEY STREET ST ALBANS VIC 3021	\$590,000	23-Jul-25
2/10 DERSON STREET ST ALBANS VIC 3021	\$600,000	14-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: 29 August 2025


**2 WASHINGTON STREET ST
ALBANS VIC 3021**
 3  2  1

Sold Price

^{RS}
\$610,000

Sold Date

20-Jul-25

Distance

0.63km

**42A SHIRLEY STREET ST ALBANS
VIC 3021**
 3  2  1

Sold Price

^{RS}
\$590,000

Sold Date

23-Jul-25

Distance

1.01km

**2/10 DERSON STREET ST ALBANS
VIC 3021**
 3  2  1

Sold Price

\$600,000

Sold Date

14-Apr-25

Distance

1.49km
RS = Recent sale

UN = Undisclosed Sale

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