

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

31 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

\$870,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

23 VIEW STREET ST ALBANS VIC 3021	\$900,000	22-Feb-25
13 WALMER AVENUE ST ALBANS VIC 3021	\$790,000	23-Apr-24
74 STATION AVENUE ST ALBANS VIC 3021	\$800,000	23-Nov-24

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: 05 August 2025


23 VIEW STREET ST ALBANS VIC 3021

Sold Price

\$900,000

Sold Date

22-Feb-25

5

2

1

Distance

0.1km

13 WALMER AVENUE ST ALBANS VIC 3021

Sold Price

\$790,000

Sold Date

23-Apr-24

3

1

6

Distance

0.15km

74 STATION AVENUE ST ALBANS VIC 3021

Sold Price

\$800,000

Sold Date

23-Nov-24

3

1

2

Distance

0.16km

52 STATION AVENUE ST ALBANS VIC 3021

Sold Price

\$870,000

Sold Date

04-May-24

3

1

2

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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