

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

65 EVERGREEN AVENUE ALBANVALE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,500

Property type

House

Suburb

Albanvale

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

78 EVERGREEN AVENUE ALBANVALE VIC 3021	\$680,000	18-Mar-25
3 NIKI CLOSE ALBANVALE VIC 3021	\$650,000	14-May-25
12 ZARA COURT ALBANVALE VIC 3021	\$688,000	13-May-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 August 2026



**78 EVERGREEN AVENUE
ALBANVALE VIC 3021**

 4  1  2

Sold Price

\$680,000

Sold Date

18-Mar-25

Distance

0.07km



**3 NIKI CLOSE ALBANVALE VIC
3021**

 4  2  1

Sold Price

\$650,000

Sold Date

14-May-25

Distance

0.13km



**12 ZARA COURT ALBANVALE VIC
3021**

 4  2  1

Sold Price

\$688,000

Sold Date

13-May-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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