

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 GRAY COURT 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

St Albans

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 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

9 MARSHALL AVENUE ST ALBANS VIC 3021	\$949,500	17-Oct-25
40 THEODORE STREET ST ALBANS VIC 3021	\$940,000	18-Sep-25
134 ALFRIEDA STREET ST ALBANS VIC 3021	\$900,000	23-Jun-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: 24 November 2025



9 MARSHALL AVENUE ST ALBANS VIC 3021 Sold Price ^{RS} **\$949,500** Sold Date **17-Oct-25**
 Distance **2.32km**

6 2 -



40 THEODORE STREET ST ALBANS VIC 3021 Sold Price **\$940,000** Sold Date **18-Sep-25**
 Distance **3.18km**

3 1 -



134 ALFRIEDA STREET ST ALBANS VIC 3021 Sold Price **\$900,000** Sold Date **23-Jun-25**
 Distance **2.9km**

3 1 4



26 OLEANDER DRIVE ST ALBANS VIC 3021 Sold Price **\$885,000** Sold Date **29-Sep-25**
 Distance **0.73km**

4 2 1



12 CORDELIA GROVE ST ALBANS VIC 3021 Sold Price **\$870,000** Sold Date **26-Jul-25**
 Distance **4.19km**

4 2 -



6 GRANTHAM PARADE ST ALBANS VIC 3021 Sold Price **\$860,000** Sold Date **07-Mar-25**
 Distance **1.88km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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