

Statement of Information

Prepared on 1st May 2026



62 CONCORD CIRCUIT ALBANVALE VIC 3021

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

62 CONCORD CIRCUIT 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Albanvale

Period-from

01 May 2025

to

30 Apr 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

10 NEWARK COURT ALBANVALE VIC 3021	\$690,000	18-Dec-25
7 TRENTON CLOSE ALBANVALE VIC 3021	\$600,000	26-Mar-25
7 CONCORD CIRCUIT ALBANVALE VIC 3021	\$590,000	20-Feb-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.~~

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10 NEWARK COURT ALBANVALE VIC 3021

3 1 2

Sold Price **\$690,000** Sold Date **18-Dec-25**

Distance **0.03km**



7 TRENTON CLOSE ALBANVALE VIC 3021

3 1 2

Sold Price **\$600,000** Sold Date **26-Mar-25**

Distance **0.04km**



7 CONCORD CIRCUIT ALBANVALE VIC 3021

2 1 -

Sold Price **\$590,000** Sold Date **20-Feb-25**

Distance **0.14km**



15 CONCORD CIRCUIT ALBANVALE VIC 3021

3 1 1

Sold Price **\$715,000** Sold Date **18-Jun-25**

Distance **0.15km**



38 CONCORD CIRCUIT ALBANVALE VIC 3021

3 2 2

Sold Price **\$690,000** Sold Date **01-Feb-25**

Distance **0.23km**



34 CONCORD CIRCUIT ALBANVALE VIC 3021

3 1 1

Sold Price **\$610,000** Sold Date **04-Mar-25**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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**32 CONCORD CIRCUIT
 ALBANVALE VIC 3021**

3 1 4

Sold Price **\$665,000** Sold Date **22-May-25**

Distance **0.24km**



**9 COSMA COURT ALBANVALE VIC
 3021**

3 1 2

Sold Price Sold Date **04-Jun-25**

Distance **0.25km**



**63 CONCORD CIRCUIT
 ALBANVALE VIC 3021**

3 1 2

Sold Price - Sold Date **19-Nov-24**

Distance **0.27km**



**57 CONCORD CIRCUIT
 ALBANVALE VIC 3021**

3 1 2

Sold Price **\$660,000** Sold Date **05-Jul-25**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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