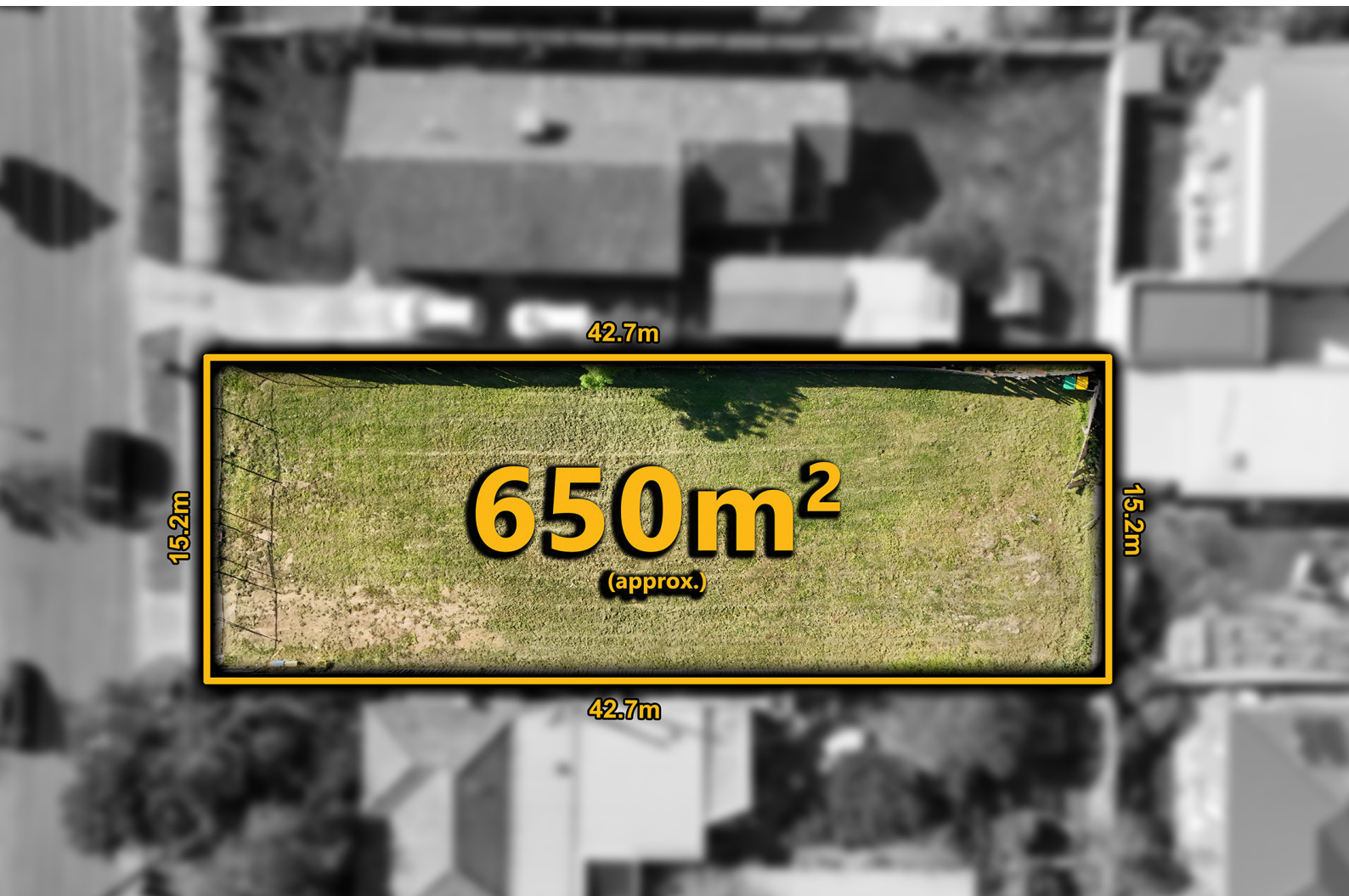


Statement of Information

Prepared on 28th September 2026



34 Cowper Avenue, ST ALBANS VIC

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

34 COWPER 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

House

Suburb

St Albans

Period-from

01 Sep 2025

to

31 Aug 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

24 GRANTHAM PARADE ST ALBANS VIC 3021	-	20-Aug-26
2 METEOR RISE KEALBA VIC 3021	\$595,000	09-Apr-26
96 DAVIES AVENUE SUNSHINE NORTH VIC 3020	\$693,000	29-May-26

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.~~

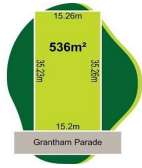
This Statement of Information was prepared on: 28 September 2026

Danny Trkulja

P 0393679888

M 0422576473

E danny@stalbans.rh.com.au



24 GRANTHAM PARADE ST ALBANS VIC 3021



Sold Price

^{RS} - Sold Date **20-Aug-26**

Distance **0.57km**



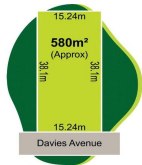
2 METEOR RISE KEALBA VIC 3021



Sold Price

\$595,000 Sold Date **09-Apr-26**

Distance **0.72km**



96 DAVIES AVENUE SUNSHINE NORTH VIC 3020



Sold Price

\$693,000 Sold Date **29-May-26**

Distance **1.44km**



30 WALMER AVENUE ST ALBANS VIC 3021



Sold Price

\$770,000 Sold Date **27-Apr-26**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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