

## 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

1 HARRIS STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2025

to

28 Feb 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 9 SYLEHAM STREET ST ALBANS VIC 3021 | \$710,000 | 18-Oct-25 |
| 23 NOVARA PARADE ST ALBANS VIC 3021 | \$695,000 | 20-Dec-25 |
| 13 CLOVER AVENUE ST ALBANS VIC 3021 | \$720,000 | 06-Oct-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: 18 March 2026



**9 SYLEHAM STREET ST ALBANS  
VIC 3021**

3 2 2

Sold Price **\$710,000** Sold Date **18-Oct-25**

Distance **0.88km**



**23 NOVARA PARADE ST ALBANS  
VIC 3021**

3 2 2

Sold Price **\$695,000** Sold Date **20-Dec-25**

Distance **1.11km**



**13 CLOVER AVENUE ST ALBANS  
VIC 3021**

3 2 1

Sold Price **\$720,000** Sold Date **06-Oct-25**

Distance **1.27km**



**9 DENTON AVENUE ST ALBANS  
VIC 3021**

3 2 1

Sold Price <sup>RS</sup> **\$735,000** Sold Date **17-Mar-26**

Distance **1.45km**



**70 LEONARD AVENUE ST ALBANS  
VIC 3021**

3 2 2

Sold Price **\$750,000** Sold Date **25-Oct-25**

Distance **1.49km**



**111 DENTON AVENUE ST ALBANS  
VIC 3021**

3 2 2

Sold Price <sup>RS</sup> **\$783,000** Sold Date **10-Mar-26**

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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**161 MAIN ROAD EAST ST ALBANS  
VIC 3021**

Sold Price

**\$770,000**

Sold Date

**24-Sep-25**

 3

 2

 1

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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