

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 15A Ivanhoe Avenue, St Albans, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$590,000 & \$640,000

Median sale price

Median price \$720,000 Property Type House Suburb St Albans (3021)

Period - From 01/04/2025 to 31/03/2026 Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
16 WASHINGTON STREET, ST ALBANS VIC 3021	\$687,500	18/02/2026
9 LYALL STREET, ST ALBANS VIC 3021	\$668,000	06/12/2025
34 RAFTER DRIVE, ST ALBANS VIC 3021	\$640,000	26/02/2026

This Statement of Information was prepared on: 13/04/2026