

## Statement of Information

Prepared on 5th January 2026



3 Ralph 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

3 RALPH 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<br>between | \$650,000 | & | \$680,000 |
|--------------|--|---------------------|-----------|---|-----------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |           |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$690,000   | Property type | House       | Suburb | St Albans |
| Period-from  | 01 Jan 2025 | to            | 31 Dec 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 |
|---------------------------------------|-----------|--------------|
| 161 MAIN ROAD EAST ST ALBANS VIC 3021 | \$770,000 | 24-Sep-25    |
| 19 SWANSEA PARADE ST ALBANS VIC 3021  | \$707,000 | 13-Nov-25    |
| 2 ELSTREE COURT KEALBA VIC 3021       | \$720,000 | 30-Aug-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: 05 January 2026

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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 **0.33km**



**19 SWANSEA PARADE ST ALBANS**  
VIC 3021

Sold Price

**\$707,000** Sold Date **13-Nov-25**

3 2 1

Distance **0.67km**



**2 ELSTREE COURT KEALBA VIC**  
3021

Sold Price

**\$720,000** Sold Date **30-Aug-25**

3 2 1

Distance **1.43km**



**13 CLOVER AVENUE ST ALBANS**  
VIC 3021

Sold Price

Sold Date **06-Oct-25**

3 2 1

Distance **1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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