

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
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.~~

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

3 2 1

Sold Price

**\$770,000**

Sold Date

**24-Sep-25**

Distance

**0.33km**



**19 SWANSEA PARADE ST ALBANS  
VIC 3021**

3 2 1

Sold Price

**\$707,000**

Sold Date

**13-Nov-25**

Distance

**0.67km**



**2 ELSTREE COURT KEALBA VIC  
3021**

3 2 1

Sold Price

**\$720,000**

Sold Date

**30-Aug-25**

Distance

**1.43km**



**13 CLOVER AVENUE ST ALBANS  
VIC 3021**

3 2 1

Sold Price

Sold Date

**06-Oct-25**

Distance

**1.92km**

RS = Recent sale

UN = Undisclosed Sale

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