

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

1/36 SCOTT 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2025

to

31 Jan 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

3/25 SCOTT AVENUE ST ALBANS VIC 3021	\$575,000	20-Oct-25
1/257 MAIN ROAD WEST ST ALBANS VIC 3021	\$560,000	08-Dec-25
2/121 FOX STREET ST ALBANS VIC 3021	\$560,000	19-Dec-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: 17 February 2026

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**3/25 SCOTT AVENUE ST ALBANS
VIC 3021**

Sold Price **\$575,000** Sold Date **20-Oct-25**

 3  -  -

Distance **0.1km**



**1/257 MAIN ROAD WEST ST
ALBANS VIC 3021**

Sold Price **\$560,000** Sold Date **08-Dec-25**

 3  1  1

Distance **1.2km**



**2/121 FOX STREET ST ALBANS VIC
3021**

Sold Price ^{RS} **\$560,000** Sold Date **19-Dec-25**

 3  1  1

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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