

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

4 DAMTE PLACE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

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

| | | |
|---------------------------------------|-----------|-----------|
| 40 ATHELDENE DRIVE ST ALBANS VIC 3021 | \$600,000 | 10-Sep-25 |
| 11 MARK STREET ST ALBANS VIC 3021 | \$640,000 | 24-Aug-25 |
| 138 OLEANDER DRIVE ST ALBANS VIC 3021 | \$640,000 | 05-Sep-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: 02 February 2026

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40 ATHELDENE DRIVE ST ALBANS VIC 3021 Sold Price **\$600,000** Sold Date **10-Sep-25**
 Distance **0.26km**

3 1 1



11 MARK STREET ST ALBANS VIC 3021 Sold Price **\$640,000** Sold Date **24-Aug-25**
 Distance **1.62km**

3 1 2



138 OLEANDER DRIVE ST ALBANS VIC 3021 Sold Price Sold Date **05-Sep-25**
 Distance **3.01km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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