

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 <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> St Albans
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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 Sold Price
VIC 3021

 3  1  1

\$600,000 Sold Date **10-Sep-25**

Distance **0.26km**



11 MARK STREET ST ALBANS VIC Sold Price
3021

 3  1  2

\$640,000 Sold Date **24-Aug-25**

Distance **1.62km**



138 OLEANDER DRIVE ST ALBANS Sold Price
VIC 3021

 3  1  1

Sold Date **05-Sep-25**

Distance **3.01km**

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

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