

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

35 LEONARD 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

\$679,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2025

to

28 Feb 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

46 LESTER AVENUE ST ALBANS VIC 3021	\$690,000	21-Mar-26
31 AVONDALE AVENUE ST ALBANS VIC 3021	\$726,000	11-Sep-25
58 IVANHOE AVENUE ST ALBANS VIC 3021	\$685,000	15-Jan-26

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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**46 LESTER AVENUE ST ALBANS
VIC 3021**

2 1 2

Sold Price

^{RS} **\$690,000** Sold Date **21-Mar-26**

Distance **0.24km**



**31 AVONDALE AVENUE ST
ALBANS VIC 3021**

3 1 2

Sold Price

\$726,000 Sold Date **11-Sep-25**

Distance **0.2km**



**58 IVANHOE AVENUE ST ALBANS
VIC 3021**

3 1 2

Sold Price

\$685,000 Sold Date **15-Jan-26**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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