

## 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  
32 MANFRED 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  \$820,000 &  \$850,000

### 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 Jan 2025	to <input type="text"/> 31 Dec 2025	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
89 SUNSHINE AVENUE ST ALBANS VIC 3021	\$846,000	23-Aug-25
23 MARSDEN CRESCENT ST ALBANS VIC 3021	\$825,000	22-Sep-25
98 CONRAD STREET ST ALBANS VIC 3021	\$831,000	22-Nov-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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**89 SUNSHINE AVENUE ST ALBANS** Sold Price  
VIC 3021

4 2 2

**\$846,000** Sold Date **23-Aug-25**

Distance **0.61km**



**23 MARDEN CRESCENT ST**  
**ALBANS VIC 3021**

3 2 2

Sold Price

**\$825,000** Sold Date **22-Sep-25**

Distance **1.91km**



**98 CONRAD STREET ST ALBANS**  
VIC 3021

3 3 2

Sold Price

**\$831,000** Sold Date **22-Nov-25**

Distance **2.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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