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	5 MULHALL DRIVE 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	$870,000	&	$930,000

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
153 ST ALBANS ROAD ST ALBANS VIC 3021	$909,000	09-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: 05 February 2026

CONSUMER AFFAIRS VICTORIA

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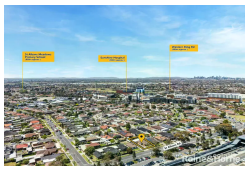

153 ST ALBANS ROAD ST ALBANS VIC 3021 Sold Price **$909,000** Sold Date **09-Dec-25**

5 2 1 Distance **0.11km**

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

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