Danny Trkulja
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Statement of Information

Prepared on 24th June 2025



17 Guest Avenue ALBANVALE VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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	17 GUEST AVENUE ALBANVALE 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,000	Property type	House	Suburb	Albanvale
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
2/40 DOUGLAS AVENUE ST ALBANS VIC 3021	$500,000	20-Apr-25
32 FYDLER AVENUE BURNSIDE VIC 3023	$597,500	06-May-25
26 GERTRUDE STREET ST ALBANS VIC 3021	$645,000	24-May-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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2/40 DOUGLAS AVENUE ST ALBANS VIC 3021

3 2 1

Sold Price **$500,000** Sold Date **20-Apr-25**

Distance **1.24km**



32 FYDLER AVENUE BURNSIDE VIC 3023

3 2 1

Sold Price RS **$597,500** Sold Date **06-May-25**

Distance **2.05km**



26 GERTRUDE STREET ST ALBANS VIC 3021

3 2 1

Sold Price RS **$645,000** UN Sold Date **24-May-25**

Distance **2.13km**



10 KEN JAMES PLACE BURNSIDE HEIGHTS VIC 3023

3 2 1

Sold Price RS **$640,000** Sold Date **23-May-25**

Distance **2.16km**



7 WINDLE TERRACE BURNSIDE VIC 3023

3 2 1

Sold Price RS **$582,000** Sold Date **26-Apr-25**

Distance **2.21km**



2/10 DERSON STREET ST ALBANS VIC 3021

3 2 1

Sold Price RS **$600,000** Sold Date **17-Apr-25**

Distance **3.01km**

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

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3/87 THEODORE STREET ST ALBANS VIC 3021

3 2 1

Sold Price **$545,000** Sold Date **03-Feb-25**

Distance **3.02km**



32 BAILEY STREET ST ALBANS VIC 3021

3 2 1

Sold Price **$538,000** Sold Date **14-Apr-25**

Distance **3.53km**

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

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