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Statement of Information

Prepared on 9th September 2025



9 Marshall Avenue, ST ALBANS 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	9 MARSHALL 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	$920,000	&	$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	St Albans
Period-from	01 Sep 2024	to	31 Aug 2025	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
6 METEOR RISE KEALBA VIC 3021	-	01-May-25
125 ROWAN DRIVE KEALBA VIC 3021	$970,000	28-May-25
38 LEONARD AVENUE ST ALBANS VIC 3021	$900,000	14-Jun-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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6 METEOR RISE KEALBA VIC 3021 Sold Price - Sold Date **01-May-25**

5 2 2 Distance **0.77km**



125 ROWAN DRIVE KEALBA VIC 3021 Sold Price RS **$970,000** Sold Date **28-May-25**

5 2 2 Distance **1.15km**



38 LEONARD AVENUE ST ALBANS VIC 3021 Sold Price **$900,000** Sold Date **14-Jun-25**

6 2 2 Distance **1.27km**



38 BEAVER STREET ST ALBANS VIC 3021 Sold Price RS **$893,500** Sold Date **14-Jun-25**

5 3 3 Distance **1.83km**

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

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