Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 11 Mervyn Court, St Albans Park VIC 3219 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $695,000 & $750,000

## Median sale price

Median price $587,500 Property Type House Suburb St Albans Park

Period - From 25/12/2024 to 24/06/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 32 Homestead Drive St Albans Park VIC 3219 | $730,000 | 29/04/2025 |
| 12 Bradford Street St Albans Park VIC 3219 | $735,000 | 18/02/2025 |
| 16 Paratone Crescent St Albans Park VIC 3219 | $725,000 | 15/04/2025 |

This Statement of Information was prepared on: 25/06/2025