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 Including suburb and postcode	7 Tresco Court, St Albans Park VIC 3219

Indicative selling price

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

Range between $679,000 & $729,000

Median sale price

Median price $600,000 Property Type House Suburb St Albans Park

Period - From 06/04/2025 to 04/10/2025 Source Cotality™

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
16 Paratone Crescent St Albans Park VIC 3219	$725,000	15/04/2025
8 Mandela Court St Albans Park VIC 3219	$730,000	06/06/2025
16 Doreimus Court St Albans Park VIC 3219	$710,000	08/05/2025

This Statement of Information was prepared on: 06/10/2025