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	7 HARRIS STREET 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	$740,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	St Albans
Period-from	01 Dec 2024	to	30 Nov 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.~~

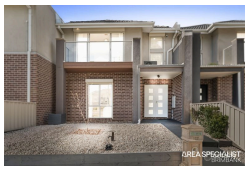
Address of comparable property	Price	Date of sale
117 CAIRNLEA DRIVE CAIRNLEA VIC 3023	$740,000	24-Sep-25
1/45 LIMA STREET ST ALBANS VIC 3021	$760,000	01-Nov-25

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: 22 December 2025

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117 CAIRNLEA DRIVE CAIRNLEA VIC 3023

3 2 2

Sold Price **$740,000** Sold Date **24-Sep-25**

Distance **1.1km**



1/45 LIMA STREET ST ALBANS VIC 3021

4 3 1

Sold Price RS **$760,000** Sold Date **01-Nov-25**

Distance **0.7km**

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

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