

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

20 BRONTE COURT ST ALBANS PARK VIC 3219

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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

House

Suburb

St Albans Park

Period-from

01 Jan 2025

to

31 Dec 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 18 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

4/254 WILSONS ROAD ST ALBANS PARK VIC 3219	\$478,000	02-Jun-25
64 ST ALBANS STREET ST ALBANS PARK VIC 3219	\$490,000	05-May-25
38 ST ALBANS STREET ST ALBANS PARK VIC 3219	\$500,000	01-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 January 2026



4/254 WILSONS ROAD ST ALBANS Sold Price
PARK VIC 3219

\$478,000 Sold Date **02-Jun-25**

 2  2  1

Distance **1.16km**



64 ST ALBANS STREET ST ALBANS Sold Price
PARK VIC 3219

\$490,000 Sold Date **05-May-25**

 3  1  2

Distance **0.73km**



38 ST ALBANS STREET ST ALBANS Sold Price
PARK VIC 3219

\$500,000 Sold Date **01-Mar-25**

 3  1  2

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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