

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

4/20 RUTH 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

St Albans

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 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

1/65 ARTHUR STREET ST ALBANS VIC 3021	\$690,000	28-Sep-25
32B ELIZABETH STREET ST ALBANS VIC 3021	\$678,888	10-Sep-25
2/24 PENNELL AVENUE ST ALBANS VIC 3021	\$650,000	14-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: 20 January 2026



1/65 ARTHUR STREET ST ALBANS VIC 3021

Sold Price

\$690,000

Sold Date

28-Sep-25

3

2

1

Distance

1.74km



32B ELIZABETH STREET ST ALBANS VIC 3021

Sold Price

\$678,888

Sold Date

10-Sep-25

3

2

1

Distance

0.39km



2/24 PENNELL AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} **\$650,000**

Sold Date

14-Nov-25

3

2

2

Distance

0.89km



2/17 PENNELL AVENUE ST ALBANS VIC 3021

Sold Price

\$640,000

Sold Date

13-Oct-25

3

2

2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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