

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3 STRATHMORE COURT, ST ALBANS PARK

Indicative selling price

\$750,000 - \$820,000

Median selling price

Median

\$655,250

Property
type

HOUSE

Suburb

**ST ALBANS
PARK**

Period
From

**1 JANUARY
2024**

To

**30 DECEMBER
2025**

Source

PRICEFINDER

Comparable property sales

26 TOWNSEND ROAD, ST ALBANS PARK, VIC 3219

\$750,000

24/11/2025

32 EAST END CRESCENT, ST ALBANS PARK

\$727,000

13/02/2026

77 ORMOND ROAD, EAST GEELONG, VIC 3219

\$800,000

30/03/2026



26 TOWNSEND ROAD

998.84m² | Sold Nov 2025 | \$750,000



32 EAST END CRESCENT

777m² | Sold on Feb 2026 | \$727,000



77 ORMOND ROAD, EAST GEELONG

826m² | Sold on March 2026 | \$800,000