



RayWhite®

RayWhite
West
Realty

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 ANURA STREET ST ALBANS VIC 3021

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$725,500

Property type

House

Suburb

St Albans

Period-from

01 Jul 2025

to

30 Jun 2026

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

33 LEVENIA STREET ST ALBANS VIC 3021

\$777,000

18-Oct-25

70 MOONDANI AVENUE ST ALBANS VIC 3021

\$770,000

17-Sep-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: 21 July 2026



33 LEVENIA STREET ST ALBANS VIC 3021
4  2  2  2
Sold Price \$777,000 Sold Date 18-Oct-25
Distance 0.05km



70 MOONDANI AVENUE ST ALBANS VIC 3021
4  2  2  2
Sold Price \$770,000 Sold Date 17-Sep-25
Distance 0.35km

RS= Recent sale UN= Undisclosed Sale

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