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	2/25 KIPARRA CLOSE 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	St Albans
Period-from	01 Nov 2024	to	31 Oct 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
2/8 GLYNDON AVENUE ST ALBANS VIC 3021	$480,000	26-Jun-25
3/72 HELEN STREET ST ALBANS VIC 3021	$507,999	07-Jul-25
6/102-104 FOX STREET ST ALBANS VIC 3021	$495,000	13-Aug-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: 10 November 2025

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2/8 GLYNDON AVENUE ST ALBANS VIC 3021

2 1 2

Sold Price **$480,000** Sold Date **26-Jun-25**

Distance **1.11km**



3/72 HELEN STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$507,999** Sold Date **07-Jul-25**

Distance **3.04km**



6/102-104 FOX STREET ST ALBANS VIC 3021

2 1 1

Sold Price RS **$495,000** Sold Date **13-Aug-25**

Distance **3.23km**

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

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