

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 LYNDFORD COURT 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2025

to

28 Feb 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

3 RAFTER DRIVE ST ALBANS VIC 3021	\$810,000	06-Dec-25
9 MARGRAVE STREET ST ALBANS VIC 3021	\$770,000	19-Sep-25
12 KINGS ROAD ST ALBANS VIC 3021	\$800,000	14-Jul-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: 05 March 2026

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3 RAFTER DRIVE ST ALBANS VIC 3021

Sold Price

\$810,000

Sold Date **06-Dec-25**

 3  2  2

Distance **0.33km**



9 MARGRAVE STREET ST ALBANS VIC 3021

Sold Price

\$770,000

Sold Date **19-Sep-25**

 3  1  1

Distance **0.44km**



12 KINGS ROAD ST ALBANS VIC 3021

Sold Price

\$800,000

Sold Date **14-Jul-25**

 3  2  4

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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