

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

26 NOVARA PARADE 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

\$680,000

&

\$740,000

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

9 BREYDON COURT ST ALBANS VIC 3021	\$720,000	08-Jan-26
122 OLEANDER DRIVE ST ALBANS VIC 3021	\$685,000	16-Dec-25
21 LAUREL STREET ST ALBANS VIC 3021	\$695,000	13-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: 06 March 2026



**9 BREYDON COURT ST ALBANS
VIC 3021**

 3  1  1

Sold Price **\$720,000** Sold Date **08-Jan-26**

Distance **0.15km**

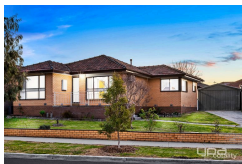


**122 OLEANDER DRIVE ST ALBANS
VIC 3021**

 3  1  1

Sold Price ^{RS} **\$685,000** Sold Date **16-Dec-25**

Distance **0.52km**



**21 LAUREL STREET ST ALBANS VIC
3021**

 3  1  1

Sold Price **\$695,000** Sold Date **13-Sep-25**

Distance **0.6km**

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

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