

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

2/52 CURRUNGHI 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

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

2/29 KIPARRA CLOSE ST ALBANS VIC 3021	\$525,000	16-Jul-25
3/21 MANFRED AVENUE ST ALBANS VIC 3021	\$570,000	13-Sep-25
2/24 AUSTIN STREET ST ALBANS VIC 3021	\$545,000	04-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: 16 March 2026

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2/29 KIPARRA CLOSE ST ALBANS VIC 3021

Sold Price

\$525,000

Sold Date

16-Jul-25

 3  1  2

Distance

0.38km



3/21 MANFRED AVENUE ST ALBANS VIC 3021

Sold Price

\$570,000

Sold Date

13-Sep-25

 3  1  1

Distance

1.12km



2/24 AUSTIN STREET ST ALBANS VIC 3021

Sold Price

\$545,000

Sold Date

04-Sep-25

 3  1  2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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