

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

2/39 GLENDENNING STREET 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

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2025

to

31 Mar 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

2/87 HELEN STREET ST ALBANS VIC 3021	490000	13-Dec-25
2/5 KINGSLEY STREET ST ALBANS VIC 3021	570000	13-Dec-25
2/20 GRANT STREET ST ALBANS VIC 3021	560000	11-Nov-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: 08 April 2026

**2/87 HELEN STREET ST ALBANS
VIC 3021**

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Sold Price

490000

Sold Date

13-Dec-25

Distance

1.71km**2/5 KINGSLEY STREET ST ALBANS
VIC 3021**

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Sold Price

570000

Sold Date

13-Dec-25

Distance

1.35km**2/20 GRANT STREET ST ALBANS
VIC 3021**

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Sold Price

560000

Sold Date

11-Nov-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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