

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

1/28 ANDREA 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

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

1/23 GLENDENNING STREET ST ALBANS VIC 3021	\$690,000	17-Mar-25
52 ANDREA STREET ST ALBANS VIC 3021	\$685,000	01-Dec-25
2/24 PENNELL AVENUE ST ALBANS VIC 3021	\$650,000	03-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: 21 April 2026

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**1/23 GLENDENNING STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price

\$690,000

Sold Date

17-Mar-25

Distance

0.25km



**52 ANDREA STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price

\$685,000

Sold Date

01-Dec-25

Distance

0.25km



**2/24 PENNELL AVENUE ST
ALBANS VIC 3021**

 3  2  2

Sold Price

\$650,000

Sold Date

03-Nov-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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