

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

1/31 AUSTIN 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

\$580,000

&

\$630,000

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

1/12 GLENDENNING STREET ST ALBANS VIC 3021	\$610,000	27-Nov-25
1/36 SCOTT AVENUE ST ALBANS VIC 3021	\$595,000	03-Mar-26
2/52 CURRUNGHI COURT ST ALBANS VIC 3021	\$550,000	24-Mar-26

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: 24 April 2026



**1/12 GLENDENNING STREET ST
ALBANS VIC 3021**

 3  1  2

Sold Price **\$610,000** Sold Date **27-Nov-25**

Distance **1.3km**



**1/36 SCOTT AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price ^{RS} **\$595,000** Sold Date **03-Mar-26**

Distance **1.48km**



**2/52 CURRUNGHI COURT ST
ALBANS VIC 3021**

 3  1  1

Sold Price ^{RS} **\$550,000** Sold Date **24-Mar-26**

Distance **1.88km**

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

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