

## 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

10 REVELL CRESCENT ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2025

to

30 Apr 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

4/122 POWER STREET ST ALBANS VIC 3021	\$570,000	30-Jan-26
2/121 FOX STREET ST ALBANS VIC 3021	\$560,000	19-Dec-25
1/257 MAIN ROAD WEST ST ALBANS VIC 3021	\$560,000	08-Dec-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: 05 May 2026

**4/122 POWER STREET ST ALBANS  
VIC 3021**

3 1 1

Sold Price

**\$570,000**Sold Date **30-Jan-26**Distance **1.05km****2/121 FOX STREET ST ALBANS VIC  
3021**

3 1 1

Sold Price

**\$560,000**Sold Date **19-Dec-25**Distance **1.28km****1/257 MAIN ROAD WEST ST  
ALBANS VIC 3021**

3 1 1

Sold Price

Sold Date **08-Dec-25**Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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