

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

3/26 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,500

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

3/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$645,000	10-Mar-26
1/51 IVANHOE AVENUE ST ALBANS VIC 3021	\$640,000	02-May-26
27A WALTER STREET ST ALBANS VIC 3021	\$615,000	04-Feb-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: 21 May 2026



**3/138 ALFRIEDA STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$645,000** Sold Date **10-Mar-26**

Distance **1.06km**



**1/51 IVANHOE AVENUE ST ALBANS
VIC 3021**

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **02-May-26**

Distance **1.57km**



**27A WALTER STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price ^{RS} **\$615,000** Sold Date **04-Feb-26**

Distance **1.68km**

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

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