

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

19/7 REGAN 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

1/5-9 GRANT STREET ST ALBANS VIC 3021	\$505,000	12-May-26
2/43 BIGGS STREET ST ALBANS VIC 3021	\$515,000	21-Apr-26
1/36 WALTER STREET ST ALBANS VIC 3021	\$488,000	28-Jan-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: 06 June 2026



**1/5-9 GRANT STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

^{RS} **\$505,000**

Sold Date **12-May-26**

Distance **1.95km**



**2/43 BIGGS STREET ST ALBANS
VIC 3021**

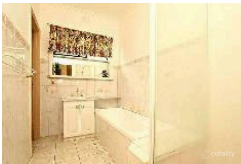
 2  1  -

Sold Price

^{RS} **\$515,000**

Sold Date **21-Apr-26**

Distance **0.96km**



**1/36 WALTER STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$488,000

Sold Date **28-Jan-26**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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