

## 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

4/36 ANDREA STREET 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

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

3/26 GLENDENNING STREET ST ALBANS VIC 3021	\$600,000	14-Jun-26
2/70 OBERON AVENUE ST ALBANS VIC 3021	\$584,947	14-Mar-26
1/51 IVANHOE AVENUE ST ALBANS VIC 3021	\$640,000	02-May-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: 20 June 2026



**3/26 GLENDENNING STREET ST  
 ALBANS VIC 3021**

 3  2  1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**14-Jun-26**

Distance

**0.21km**



**2/70 OBERON AVENUE ST  
 ALBANS VIC 3021**

 3  1  1

Sold Price

**\$584,947**

Sold Date

**14-Mar-26**

Distance

**1.44km**



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

 3  2  2

Sold Price

**\$640,000**

Sold Date

**02-May-26**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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