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	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	St Albans
Period-from	01 Jul 2025	to	30 Jun 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
2/10 CAMDALE PARADE ST ALBANS VIC 3021	$485,000	15-May-26
3/245 MAIN ROAD WEST ST ALBANS VIC 3021	$472,000	17-Apr-26
3/109 POWER STREET ST ALBANS VIC 3021	$450,000	17-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: 20 July 2026

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2/10 CAMDALE PARADE ST ALBANS VIC 3021

2 1 1

Sold Price **$485,000** Sold Date **15-May-26**

Distance **0.51km**



3/245 MAIN ROAD WEST ST ALBANS VIC 3021

2 1 1

Sold Price **$472,000** Sold Date **17-Apr-26**

Distance **1.61km**



3/109 POWER STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$450,000** Sold Date **17-Mar-26**

Distance **0.78km**

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

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