

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

1/28 ANDREA 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2025

to

31 Aug 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

7 OAKDEN CRESCENT ST ALBANS VIC 3021	\$650,000	12-Aug-26
82 OAKDEN CRESCENT ST ALBANS VIC 3021	\$670,000	17-Mar-26
1/122 GEORGE STREET ST ALBANS VIC 3021	\$670,000	01-Jul-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: 10 September 2026

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**7 OAKDEN CRESCENT ST ALBANS
VIC 3021**

Sold Price

\$650,000

Sold Date

12-Aug-26

 4  2  1

Distance

0.36km



**82 OAKDEN CRESCENT ST
ALBANS VIC 3021**

Sold Price

\$670,000

Sold Date

17-Mar-26

 3  -  -

Distance

0.34km



**1/122 GEORGE STREET ST ALBANS
VIC 3021**

Sold Price

Sold Date

01-Jul-26

 3  2  1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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