

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

2/19 BELFORT 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 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

1/36 KIPARRA CLOSE ST ALBANS VIC 3021	\$543,000	13-May-26
2/3 NADUR COURT ST ALBANS VIC 3021	\$530,000	06-Aug-26
1/52 CURRUNGHI COURT ST ALBANS VIC 3021	\$550,000	26-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: 10 August 2026

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**1/36 KIPARRA CLOSE ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$543,000

Sold Date **13-May-26**

Distance **0.51km**



**2/3 NADUR COURT ST ALBANS
VIC 3021**

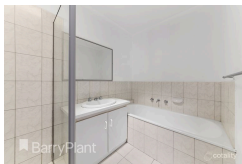
 2  1  1

Sold Price

^{RS} **\$530,000**

Sold Date **06-Aug-26**

Distance **0.04km**



**1/52 CURRUNGHI COURT ST
ALBANS VIC 3021**

 3  1  1

Sold Price

\$550,000

Sold Date **26-Mar-26**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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