

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

2/25 KIPARRA CLOSE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/8 GLYNDON AVENUE ST ALBANS VIC 3021	\$480,000	26-Jun-25
3/72 HELEN STREET ST ALBANS VIC 3021	\$507,999	07-Jul-25
6/102-104 FOX STREET ST ALBANS VIC 3021	\$495,000	13-Aug-25

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 November 2025



**2/8 GLYNDON AVENUE ST
ALBANS VIC 3021**

 2  1  2

Sold Price **\$480,000** Sold Date **26-Jun-25**

Distance **1.11km**



**3/72 HELEN STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$507,999** Sold Date **07-Jul-25**

Distance **3.04km**



**6/102-104 FOX STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price ^{RS} **\$495,000** Sold Date **13-Aug-25**

Distance **3.23km**

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

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