

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

26 ATHELDENE DRIVE 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

12 TOLLHOUSE ROAD KINGS PARK VIC 3021	631000	14-Jan-25
46 TARANA CRESCENT KINGS PARK VIC 3021	630000	27-May-25
62 ANDREW ROAD ST ALBANS VIC 3021	640000	13-May-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: 11 July 2025



12 TOLLHOUSE ROAD KINGS PARK VIC 3021

Sold Price

631000

Sold Date

14-Jan-25



3



1



2

Distance

1.31km



46 TARANA CRESCENT KINGS PARK VIC 3021

Sold Price

630000

Sold Date

27-May-25



3



1



1

Distance

1.09km



62 ANDREW ROAD ST ALBANS VIC 3021

Sold Price

640000

Sold Date

13-May-25



3



1



2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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