

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

4 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

\$630,000

&

\$675,000

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

1/77 SOMERSET DRIVE SUNSHINE NORTH VIC 3020	\$635,000	12-Mar-26
3A BLENDON AVENUE ST ALBANS VIC 3021	\$675,000	26-Mar-26
1/69 LESTER AVENUE ST ALBANS VIC 3021	\$756,000	26-Feb-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: 16 July 2026



1/77 SOMERSET DRIVE SUNSHINE NORTH VIC 3020 Sold Price **\$635,000** Sold Date **12-Mar-26**
Distance **0.69km**

 3  1  1



3A BLENDON AVENUE ST ALBANS VIC 3021 Sold Price **\$675,000** Sold Date **26-Mar-26**
Distance **1.17km**

 3  2  2



1/69 LESTER AVENUE ST ALBANS VIC 3021 Sold Price **\$756,000** Sold Date **26-Feb-26**
Distance **1.73km**

 3  2  2

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

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