

## 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

5/10 THORNDON DRIVE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$308,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2024

to

31 May 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

2/19 ST ALBANS ROAD ST ALBANS VIC 3021	\$284,000	25-Apr-25
11/12 PERCY STREET ST ALBANS VIC 3021	\$295,000	02-Jan-25
3/3 GRANT STREET ST ALBANS VIC 3021	\$305,000	12-Jun-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: 19 June 2025



**2/19 ST ALBANS ROAD ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$284,000** Sold Date **25-Apr-25**

 2  1  -

Distance **0.41km**



**11/12 PERCY STREET ST ALBANS VIC 3021** Sold Price **\$295,000** Sold Date **02-Jan-25**

 2  1  -

Distance **0.45km**



**3/3 GRANT STREET ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$305,000** Sold Date **12-Jun-25**

 2  1  -

Distance **1.96km**

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

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