

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

52 BRANSTON ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

House

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 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

14 SKIPTON STREET ST ALBANS VIC 3021	\$615,000	13-Mar-25
11 BREYDON COURT ST ALBANS VIC 3021	\$625,000	14-Mar-25
70 MULHALL DRIVE ST ALBANS VIC 3021	\$650,000	08-Mar-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: 23 April 2025

Alan Cuong Au
P (03) 9367 7044
M 0432 716 822
E aau@barryplant.com.au



**14 SKIPTON STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price

^{RS} **\$615,000**

Sold Date

13-Mar-25

Distance

0.17km



**11 BREYDON COURT ST ALBANS
VIC 3021**

 3  1  1

Sold Price

^{RS} **\$625,000**

Sold Date

14-Mar-25

Distance

0.84km



**70 MULHALL DRIVE ST ALBANS
VIC 3021**

 3  1  2

Sold Price

^{RS} **\$650,000**

Sold Date

08-Mar-25

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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