

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

53 Grantham Parade, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$530,000

Median sale price

Median price

\$549,500

Property Type

Unit

Suburb

St Albans

Period - From

02/10/2024

to

01/10/2025

Source

Property Data

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 six 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	1/4 Tanunda Mews ST ALBANS 3021	\$520,000	26/08/2025
2	2/29 Kiparra CI ST ALBANS 3021	\$525,000	31/07/2025
3	2/11 Carawah Ret ST ALBANS 3021	\$575,000	05/06/2025

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 six months.~~

This Statement of Information was prepared on:

02/10/2025 17:59



 2  1  1

Rooms: 3
Property Type: Unit
Land Size: 262 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$530,000
Median Unit Price
02/10/2024 - 01/10/2025: \$549,500

Comparable Properties



1/4 Tanunda Mews ST ALBANS 3021 (REI)

 2  2  1

Price: \$520,000
Method: Private Sale
Date: 26/08/2025
Rooms: 4
Property Type: Unit
Land Size: 228 sqm approx

Agent Comments
Seemingly larger home 2 bedrooms
Better presented



2/29 Kiparra CI ST ALBANS 3021 (REI/VG)

 3  1  2

Price: \$525,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments
Larger home 3 bedrooms (ours 2 br)
Larger land



2/11 Carawah Ret ST ALBANS 3021 (REI/VG)

 3  1  2

Price: \$575,000
Method: Sold Before Auction
Date: 05/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments
Larger home 3 bedrooms (ours 2 br)
Larger land