

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

1/39 GLENDENNING STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

1/23 GLENDENNING STREET ST ALBANS VIC 3021	\$690,000	17-Mar-25
45 ANNA STREET ST ALBANS VIC 3021	\$740,000	20-Oct-25
1/104 GEORGE STREET ST ALBANS VIC 3021	\$740,000	06-May-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 June 2026



**1/23 GLENDENNING STREET ST
 ALBANS VIC 3021**

Sold Price **\$690,000** Sold Date **17-Mar-25**

3 2 1

Distance **0.12km**



**45 ANNA STREET ST ALBANS VIC
 3021**

Sold Price **\$740,000** Sold Date **20-Oct-25**

3 2 1

Distance **0.76km**



**1/104 GEORGE STREET ST ALBANS
 VIC 3021**

Sold Price ^{RS} **\$740,000** Sold Date **06-May-26**

3 2 1

Distance **1.55km**

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

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