

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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 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

3/26 GLENDENNING STREET ST ALBANS VIC 3021	\$600,000	14-Jun-26
4/36 ANDREA STREET ST ALBANS VIC 3021	\$610,000	10-Jul-26
2/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$640,000	20-Jun-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: 27 August 2026

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3/26 GLENDENNING STREET ST ALBANS VIC 3021

Sold Price

\$600,000

Sold Date

14-Jun-26

3

2

1

Distance

0.12km



4/36 ANDREA STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$610,000**

Sold Date

10-Jul-26

3

1

1

Distance

0.31km



2/138 ALFRIEDA STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$640,000**

Sold Date

20-Jun-26

3

2

1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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