

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

4 KIPARRA CLOSE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

St Albans

Period-from

01 May 2025

to

30 Apr 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

1/64 VINCENT AVENUE ST ALBANS VIC 3021	\$650,000	25-Nov-25
1B LEONARD AVENUE ST ALBANS VIC 3021	\$685,000	20-Feb-26
3A BLENDON AVENUE ST ALBANS VIC 3021	\$675,000	20-Apr-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: 18 May 2026



**1/64 VINCENT AVENUE ST
 ALBANS VIC 3021**

3 2 2

Sold Price **\$650,000** Sold Date **25-Nov-25**

Distance **1.76km**



**1B LEONARD AVENUE ST ALBANS
 VIC 3021**

3 2 2

Sold Price **\$685,000** Sold Date **20-Feb-26**

Distance **1.27km**



**3A BLENDON AVENUE ST ALBANS
 VIC 3021**

3 2 2

Sold Price ^{RS} **\$675,000** Sold Date **20-Apr-26**

Distance **1.17km**



**1/77 SOMERSET DRIVE SUNSHINE
 NORTH VIC 3020**

3 1 1

Sold Price **\$635,000** Sold Date **12-Mar-26**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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