

## 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

1/26 CORNHILL STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2025

to

31 Mar 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

2/17 PENNELL AVENUE ST ALBANS VIC 3021	\$640,000	13-Oct-25
2/247 MAIN ROAD WEST ST ALBANS VIC 3021	\$696,000	09-Jan-26
3/23 GLENDENNING STREET ST ALBANS VIC 3021	\$620,000	16-Jul-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: 09 April 2026



**2/17 PENNELL AVENUE ST  
 ALBANS VIC 3021**

3 2 2

Sold Price **\$640,000** Sold Date **13-Oct-25**

Distance **0.17km**



**2/247 MAIN ROAD WEST ST  
 ALBANS VIC 3021**

3 2 1

Sold Price **\$696,000** Sold Date **09-Jan-26**

Distance **0.83km**



**3/23 GLENDENNING STREET ST  
 ALBANS VIC 3021**

3 2 1

Sold Price **\$620,000** Sold Date **16-Jul-25**

Distance **0.28km**

RS = Recent sale      UN = Undisclosed Sale

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