

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

4/4 ANDREW ROAD 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2025

to

31 Dec 2025

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

3/4 ANDREW ROAD ST ALBANS VIC 3021	\$450,000	30-Jul-25
1/7 REGAN STREET ST ALBANS VIC 3021	\$395,000	31-Oct-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: 20 January 2026



**3/4 ANDREW ROAD ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$450,000** Sold Date **30-Jul-25**

Distance **0km**



**1/7 REGAN STREET ST ALBANS
VIC 3021**

 1  1  1

Sold Price **\$395,000** Sold Date **31-Oct-25**

Distance **0.8km**

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

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