

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

7 KIRBY COURT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

St Albans

Period-from

01 Jul 2025

to

30 Jun 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

14 MALLEBUSH AVENUE CAIRNLEA VIC 3023	\$892,500	28-Feb-26
32 BUCHANAN STREET ST ALBANS VIC 3021	\$975,000	19-Feb-26
464A MAIN ROAD WEST ST ALBANS VIC 3021	\$785,000	20-Mar-21

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: 24 July 2026



14 MALLEBUSH AVENUE
CAIRNLEA VIC 3023

4 3 2

Sold Price \$892,500 Sold Date 28-Feb-26

Distance 1.22km



32 BUCHANAN STREET ST ALBANS
VIC 3021

4 2 4

Sold Price \$975,000 Sold Date 19-Feb-26

Distance 1.88km



464A MAIN ROAD WEST ST
ALBANS VIC 3021

3 1 2

Sold Price \$785,000 Sold Date 20-Mar-21

Distance 1.91km

RS = Recent sale UN = Undisclosed Sale

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