

## 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

14 CAMARA 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 13 KIPARRA CLOSE ST ALBANS VIC 3021  | \$758,000 | 03-Jan-26 |
| 111 DENTON AVENUE ST ALBANS VIC 3021 | \$783,000 | 10-Mar-26 |
| 7 DENTON AVENUE ST ALBANS VIC 3021   | \$735,000 | 17-Mar-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: 09 June 2026



**13 KIPARRA CLOSE ST ALBANS VIC 3021** Sold Price **\$758,000** Sold Date **03-Jan-26**

 3  2  2

Distance **1.23km**



**111 DENTON AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$783,000** Sold Date **10-Mar-26**

 3  2  2

Distance **0.99km**



**7 DENTON AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$735,000** Sold Date **17-Mar-26**

 3  2  4

Distance **0.77km**

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

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