

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

21 Tabess Court, St Albans Park VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$668,000

Property Type

House

Suburb

St Albans Park

Period - From

20/11/2025

to

19/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15 Nivek Court St Albans Park VIC 3219	\$793,000	03/12/2025
98 Beaumont Avenue Charlemont VIC 3217	\$805,000	24/12/2025
14 Tabess Court St Albans Park VIC 3219	\$820,000	01/04/2026

This Statement of Information was prepared on:

20/05/2026