

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

3/1 SYME STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 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

2/44 KINGS ROAD ST ALBANS VIC 3021	\$538,000	12-Aug-26
2/39 GLENDENNING STREET ST ALBANS VIC 3021	\$540,000	01-Jun-26
3/96 GEORGE STREET ST ALBANS VIC 3021	\$542,000	03-Jul-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: 24 August 2026



2/44 KINGS ROAD ST ALBANS VIC 3021 Sold Price ^{RS} **\$538,000** Sold Date **12-Aug-26**

 2
  1
  1
 Distance **0.21km**



2/39 GLENDENNING STREET ST ALBANS VIC 3021 Sold Price **\$540,000** Sold Date **01-Jun-26**

 2
  1
  1
 Distance **1.34km**



3/96 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$542,000** Sold Date **03-Jul-26**

 2
  1
  1
 Distance **1.51km**

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

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