

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

3/7 BUCHANAN 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2025

to

31 Aug 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

1/5-9 GRANT STREET ST ALBANS VIC 3021	\$505,000	12-May-26
2/44 KINGS ROAD ST ALBANS VIC 3021	\$538,000	12-Aug-26
2/10 CAMDALE PARADE ST ALBANS VIC 3021	\$485,000	15-May-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: 10 September 2026



1/5-9 GRANT STREET ST ALBANS VIC 3021

 2  1  1

Sold Price

\$505,000

Sold Date **12-May-26**

Distance **0.22km**



2/44 KINGS ROAD ST ALBANS VIC 3021

 2  1  1

Sold Price

^{RS} **\$538,000**

Sold Date **12-Aug-26**

Distance **0.94km**



2/10 CAMDALE PARADE ST ALBANS VIC 3021

 2  1  1

Sold Price

\$485,000

Sold Date **15-May-26**

Distance **1.53km**

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

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