

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

96 Homestead Drive, St Albans Park Vic 3219

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$825,000

Property Type

House

Suburb

St Albans Park

Period - From

01/01/2026

to

31/03/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	19 Govett Cr ST ALBANS PARK 3219	\$755,000	26/03/2026
2	19 Mandela Ct ST ALBANS PARK 3219	\$788,000	26/03/2026
3	36 Meadenhall Dr ST ALBANS PARK 3219	\$740,000	06/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/05/2026 13:27



3
 2
 2

Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

March quarter 2026: \$825,000

Comparable Properties



19 Govett Cr ST ALBANS PARK 3219 (REI)

Agent Comments

3
 1
 2

Price: \$755,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 674 sqm approx



19 Mandela Ct ST ALBANS PARK 3219 (REI)

Agent Comments

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 4

Price: \$788,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 711 sqm approx



36 Meadenhall Dr ST ALBANS PARK 3219 (VG)

Agent Comments

3
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Price: \$740,000

Method: Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 688 sqm approx

Account - Jellis Craig | P: 03 5222 7325