

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 and
postcode

55 GRAFTON STREET ST ALBANS PARK VIC 3219

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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

St Albans Park

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

19 GOVETT CRESCENT ST ALBANS PARK VIC 3219	\$755,000	26-Mar-26
37 CARBINE DRIVE ST ALBANS PARK VIC 3219	\$750,000	13-Dec-25
36 MEADENHALL DRIVE ST ALBANS PARK VIC 3219	\$740,000	06-Mar-26

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: 29 April 2026



**19 GOVETT CRESCENT ST ALBANS
PARK VIC 3219**

3 1 2

Sold Price

^{RS}

\$755,000

Sold Date

26-Mar-26

Distance

0.19km



**37 CARBINE DRIVE ST ALBANS
PARK VIC 3219**

3 2 2

Sold Price

\$750,000

Sold Date

13-Dec-25

Distance

1.18km



**36 MEADENHALL DRIVE ST
ALBANS PARK VIC 3219**

3 2 2

Sold Price

\$740,000

Sold Date

06-Mar-26

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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