

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

4 KIPARRA CLOSE 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

\$630,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2025

to

30 Jun 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

1/77 SOMERSET DRIVE SUNSHINE NORTH VIC 3020	\$635,000	12-Mar-26
3A BLENDON AVENUE ST ALBANS VIC 3021	\$675,000	26-Mar-26
1/69 LESTER AVENUE ST ALBANS VIC 3021	\$756,000	26-Feb-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: 16 July 2026



**1/77 SOMERSET DRIVE SUNSHINE
NORTH VIC 3020**

Sold Price

\$635,000

Sold Date

12-Mar-26

 3

 1

 1

Distance

0.69km



**3A BLENDON AVENUE ST ALBANS
VIC 3021**

Sold Price

\$675,000

Sold Date

26-Mar-26

 3

 2

 2

Distance

1.17km



**1/69 LESTER AVENUE ST ALBANS
VIC 3021**

Sold Price

\$756,000

Sold Date

26-Feb-26

 3

 2

 2

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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