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	53 Grantham Parade, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$500,000
		i	

Median sale price

Median price	\$549,500	Pro	perty Type U	Jnit		Suburb	St Albans
Period - From	02/10/2024	to	01/10/2025	So	ource	Property	/ Data

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 six 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	1/4 Tanunda Mews ST ALBANS 3021	\$520,000	26/08/2025
2	2/29 Kiparra CI ST ALBANS 3021	\$525,000	31/07/2025
3	2/11 Carawah Ret ST ALBANS 3021	\$575,000	05/06/2025

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 six months.

This Statement of Information was prepared on:	02/10/2025 17:59







Rooms: 3

Property Type: Unit Land Size: 262 sqm approx

Agent Comments

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price 02/10/2024 - 01/10/2025: \$549,500

Comparable Properties



1/4 Tanunda Mews ST ALBANS 3021 (REI)

Agent Comments

Seemingly larger home 2 bedrooms

Better presented

Price: \$520,000 Method: Private Sale Date: 26/08/2025 Rooms: 4

Property Type: Unit

Land Size: 228 sqm approx

2/29 Kiparra CI ST ALBANS 3021 (REI/VG)

Price: \$525.000 Method: Private Sale Date: 31/07/2025





Agent Comments

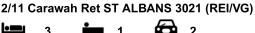
Larger home 3 bedrooms (ours 2 br)

Larger land



Property Type: House Land Size: 375 sqm approx





Agent Comments

Larger home 3 bedrooms (ours 2 br)

Larger land

Price: \$575,000

Method: Sold Before Auction

Date: 05/06/2025

Rooms: 5

Property Type: House (Res) Land Size: 319 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



