

# 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

53 Grantham Parade, St Albans Vic 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$530,000

### Median sale price

Median price

\$549,500

Property Type

Unit

Suburb

St Albans

Period - From

02/10/2024

to

01/10/2025

Source

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



 2    1    1

**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 262 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
02/10/2024 - 01/10/2025: \$549,500

## Comparable Properties



**1/4 Tanunda Mews ST ALBANS 3021 (REI)**

 2    2    1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 26/08/2025  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 228 sqm approx

**Agent Comments**  
Seemingly larger home 2 bedrooms  
Better presented



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

 3    1    2

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 31/07/2025  
**Property Type:** House  
**Land Size:** 375 sqm approx

**Agent Comments**  
Larger home 3 bedrooms (ours 2 br)  
Larger land



**2/11 Carawah Ret ST ALBANS 3021 (REI/VG)**

 3    1    2

**Price:** \$575,000  
**Method:** Sold Before Auction  
**Date:** 05/06/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 319 sqm approx

**Agent Comments**  
Larger home 3 bedrooms (ours 2 br)  
Larger land