

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

4 TAMINGA MEWS 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

St Albans Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

12 HITCHCOCK STREET BREAKWATER VIC 3219	\$575,000	26-Apr-24
42 TATE STREET THOMSON VIC 3219	\$570,000	27-Jun-24
331 BOUNDARY ROAD ST ALBANS PARK VIC 3219	\$580,000	03-Jun-25

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: 21 July 2025



**12 HITCHCOCK STREET
BREAKWATER VIC 3219**

 3  1  1

Sold Price

\$575,000

Sold Date

26-Apr-24

Distance

1.35km



**42 TATE STREET THOMSON VIC
3219**

 3  1  1

Sold Price

\$570,000

Sold Date

27-Jun-24

Distance

2.21km



**331 BOUNDARY ROAD ST ALBANS
PARK VIC 3219**

 3  1  2

Sold Price

^{RS} **\$580,000**

Sold Date

03-Jun-25

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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