

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

7 OAKDEN CRESCENT 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

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 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

| | | |
|--------------------------------------|-----------|-----------|
| 1B LEONARD AVENUE ST ALBANS VIC 3021 | \$685,000 | 20-Feb-26 |
| 1/40 HENRY STREET ST ALBANS VIC 3021 | \$670,000 | 20-Feb-26 |
| 1/81 FOX STREET ST ALBANS VIC 3021 | \$707,000 | 18-Apr-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: 21 April 2026

**1B LEONARD AVENUE ST ALBANS
VIC 3021**

3 2 2

Sold Price

\$685,000Sold Date **20-Feb-26**Distance **1.01km****1/40 HENRY STREET ST ALBANS
VIC 3021**

3 1 1

Sold Price

\$670,000Sold Date **20-Feb-26**Distance **1.48km****1/81 FOX STREET ST ALBANS VIC
3021**

3 2 2

Sold Price

^{RS} **\$707,000**Sold Date **18-Apr-26**Distance **1.69km****RS** = Recent sale**UN** = Undisclosed Sale

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