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 Belkan Court, St Albans Park VIC 3219

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $646,500 Property Type House Suburb St Albans Park

Period - From 14/07/2025 to 13/01/2026 Source Cotality™

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
26 Meadenhall Drive St Albans Park VIC 3219	$692,700	03/12/2025
44 Hickey Street Whittington VIC 3219	$675,000	21/10/2025
10 Bradford Street St Albans Park VIC 3219	$710,000	25/10/2025

This Statement of Information was prepared on: 14/01/2026