

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

2 KARDINIA DRIVE ALBANVALE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

House

Suburb

Albanvale

Period-from

01 Feb 2025

to

31 Jan 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

76 FAIRFAX CIRCUIT ALBANVALE VIC 3021	\$685,000	30-Aug-25
21 BUNYA DRIVE ALBANVALE VIC 3021	\$737,000	16-Aug-25

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: 09 February 2026

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76 FAIRFAX CIRCUIT ALBANVALE VIC 3021

 3  2  3

Sold Price

\$685,000

Sold Date **30-Aug-25**

Distance

1km



21 BUNYA DRIVE ALBANVALE VIC 3021

 3  2  3

Sold Price

\$737,000

Sold Date **16-Aug-25**

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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