

## 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

3/125 FOX STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

22/7 REGAN STREET ST ALBANS VIC 3021	\$440,000	08-Jan-25
2/8 MICHAEL AVENUE ST ALBANS VIC 3021	\$455,000	10-Apr-25
2/110 WILLIAM STREET ST ALBANS VIC 3021	\$435,000	06-Feb-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: 24 April 2025

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**22/7 REGAN STREET ST ALBANS  
VIC 3021**

Sold Price

**\$440,000**

Sold Date

**08-Jan-25**

 2  1  1

Distance

**0.92km**



**2/8 MICHAEL AVENUE ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup> **\$455,000**

Sold Date

**10-Apr-25**

 2  1  -

Distance

**1.15km**



**2/110 WILLIAM STREET ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup> **\$435,000**

Sold Date

**06-Feb-25**

 2  1  -

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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