

## 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

18B LAHY STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 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

3/111-113 TAYLORS ROAD ST ALBANS VIC 3021	\$550,000	02-Jun-24
2/111-113 TAYLORS ROAD ST ALBANS VIC 3021	\$550,000	02-Jun-24
71B ROWAN DRIVE KEALBA VIC 3021	\$570,000	31-Jan-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: 22 February 2025



**3/111-113 TAYLORS ROAD ST  
ALBANS VIC 3021**

 2  1  1

Sold Price **\$550,000** Sold Date **02-Jun-24**

Distance **2.35km**



**2/111-113 TAYLORS ROAD ST  
ALBANS VIC 3021**

 2  1  1

Sold Price Sold Date **02-Jun-24**

Distance **2.35km**



**71B ROWAN DRIVE KEALBA VIC  
3021**

 2  1  1

Sold Price <sup>RS</sup> **\$570,000** Sold Date **31-Jan-25**

Distance **3.92km**

RS = Recent sale

UN = Undisclosed Sale

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