

## 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

25 SHIRLEY 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 2024

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

47 JAMES STREET ST ALBANS VIC 3021	\$680,000	19-Dec-23
90 EAST ESPLANADE ST ALBANS VIC 3021	\$640,000	01-May-24
8 COBHAM STREET ST ALBANS VIC 3021	\$670,000	17-Feb-24

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: 13 November 2024

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**47 JAMES STREET ST ALBANS VIC 3021**

Sold Price

**\$680,000**

Sold Date

**19-Dec-23**

3 1 1

Distance

**0.38km**



**90 EAST ESPLANADE ST ALBANS VIC 3021**

Sold Price

**\$640,000**

Sold Date

**01-May-24**

3 1 1

Distance

**0.67km**



**8 COBHAM STREET ST ALBANS VIC 3021**

Sold Price

**\$670,000**

Sold Date

**17-Feb-24**

3 1 2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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