

## 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

2/21 LESLIE 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

\$560,000

&

\$590,000

### 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

1/110 BIGGS STREET ST ALBANS VIC 3021	\$570,000	15-Nov-24
3/83 LESTER AVENUE ST ALBANS VIC 3021	\$550,000	13-Dec-24
3/59 WILLIAM STREET ST ALBANS VIC 3021	\$590,000	24-Mar-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: 03 April 2025



**1/110 BIGGS STREET ST ALBANS  
VIC 3021**

 3  2  2

Sold Price

**\$570,000**

Sold Date **15-Nov-24**

Distance **0.21km**



**3/83 LESTER AVENUE ST ALBANS  
VIC 3021**

 3  1  1

Sold Price

**\$550,000**

Sold Date **13-Dec-24**

Distance **0.28km**



**3/59 WILLIAM STREET ST ALBANS  
VIC 3021**

 4  2  1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **24-Mar-25**

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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