

## 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

2/5 BUTLER 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

\$615,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 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

2/20 THOMAS STREET ST ALBANS VIC 3021	\$616,000	18-Sep-24
1/14 DISRAELI STREET ST ALBANS VIC 3021	\$630,000	21-Jan-25
129B POWER STREET ST ALBANS VIC 3021	\$625,000	16-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: 05 March 2025



**2/20 THOMAS STREET ST ALBANS  
VIC 3021**

3 2 1

Sold Price

**\$616,000**

Sold Date

**18-Sep-24**

Distance

**0.52km**



**1/14 DISRAELI STREET ST ALBANS  
VIC 3021**

3 2 1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**21-Jan-25**

Distance

**0.65km**



**129B POWER STREET ST ALBANS  
VIC 3021**

3 2 1

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date

**16-Jan-25**

Distance

**1.46km**

RS = Recent sale

UN = Undisclosed Sale

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