

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 WASHINGTON STREET ST ALBANS VIC 3021

Indicative selling price

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

Single Price

or range
between

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

House

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

1/14 DISRAELI STREET ST ALBANS VIC 3021	\$630,000	15-Jan-25
1/39 DISRAELI STREET ST ALBANS VIC 3021	\$690,000	30-Aug-24
2/20 THOMAS STREET ST ALBANS VIC 3021	\$616,000	18-Sep-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: 26 April 2025



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

Sold Price

\$630,000

Sold Date

15-Jan-25



3



2



1

Distance

0.36km



**1/39 DISRAELI STREET ST ALBANS
VIC 3021**

Sold Price

\$690,000

Sold Date

30-Aug-24



3



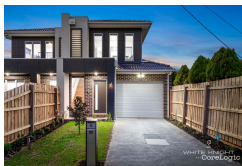
2



2

Distance

0.5km



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

Sold Price

\$616,000

Sold Date

18-Sep-24



3



2



1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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