

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

1/19 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 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 |
| 1/37 ELIZABETH STREET ST ALBANS VIC 3021 | \$630,000 | 28-Apr-25 |
| 129B POWER STREET ST ALBANS VIC 3021 | \$625,000 | 06-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: 20 May 2025



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

 3  2  1

Sold Price

\$630,000

Sold Date

15-Jan-25

Distance

0.24km



**1/37 ELIZABETH STREET ST
ALBANS VIC 3021**

 3  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

28-Apr-25

Distance

0.46km



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

 3  2  1

Sold Price

\$625,000

Sold Date

06-Jan-25

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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