

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

1/43 ADELAIDE 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

1/29 PENNELL AVENUE ST ALBANS VIC 3021	\$580,000	21-May-25
1/33 SCOTT AVENUE ST ALBANS VIC 3021	\$570,000	15-Feb-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: 07 August 2025

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**1/29 PENNELL AVENUE ST
ALBANS VIC 3021** 3  1  1Sold Price **\$580,000** Sold Date **21-May-25**Distance **0.57km****1/33 SCOTT AVENUE ST ALBANS
VIC 3021** 3  1  1Sold Price **\$570,000** Sold Date **15-Feb-25**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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