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	1/45 LIMA 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	$699,000	&	$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Unit	Suburb	St Albans
Period-from	01 Oct 2024	to	30 Sep 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
2/54 BENT STREET ST ALBANS VIC 3021	$710,000	27-Nov-24
16A COX STREET ST ALBANS VIC 3021	$700,000	26-Aug-25
42 OAKDEN CRESCENT ST ALBANS VIC 3021	$705,000	10-May-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: 06 October 2025

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2/54 BENT STREET ST ALBANS VIC 3021

4 2 2

Sold Price **$710,000** Sold Date **27-Nov-24**

Distance **0.39km**

16A COX STREET ST ALBANS VIC 3021

3 2 2

Sold Price RS **$700,000** Sold Date **26-Aug-25**

Distance **0.47km**

42 OAKDEN CRESCENT ST ALBANS VIC 3021

4 2 2

Sold Price **$705,000** Sold Date **10-May-25**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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