

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

2/112 GEORGE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2024

to

31 Aug 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

1/54 HENRY STREET ST ALBANS VIC 3021	\$620,000	12-May-25
48B HENRY STREET ST ALBANS VIC 3021	\$640,000	08-Aug-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: 01 September 2025



**1/54 HENRY STREET ST ALBANS
 VIC 3021**

 3  2  1

Sold Price **\$620,000** Sold Date **12-May-25**

Distance **0.63km**



**48B HENRY STREET ST ALBANS
 VIC 3021**

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **08-Aug-25**

Distance **0.74km**

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

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