

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

2/119 FOX 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

2/64 GEORGE STREET ST ALBANS VIC 3021	\$491,000	01-Sep-25
5/66-68 LESTER AVENUE ST ALBANS VIC 3021	\$545,000	23-Oct-25
3/3 BIGGS STREET ST ALBANS VIC 3021	\$515,000	27-Sep-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: 24 November 2025



2/64 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$491,000** Sold Date **01-Sep-25**

 2  1  1

Distance **0.21km**



5/66-68 LESTER AVENUE ST ALBANS VIC 3021 Sold Price ^{RS} **\$545,000** Sold Date **23-Oct-25**

 2  1  1

Distance **1.1km**



3/3 BIGGS STREET ST ALBANS VIC 3021 Sold Price **\$515,000** Sold Date **27-Sep-25**

 2  1  1

Distance **1.4km**

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

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