

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

2/127 WILLIAM 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

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
1/37 ELIZABETH STREET ST ALBANS VIC 3021	\$630,000	20-Apr-25
2/76 MARSHALL AVENUE ST ALBANS VIC 3021	\$630,000	27-Jun-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: 18 September 2025



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

 3  2  1

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

Distance **0.67km**



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

 3  2  2

Sold Price **\$630,000** Sold Date **20-Apr-25**

Distance **1.66km**



**2/76 MARSHALL AVENUE ST
ALBANS VIC 3021**

 3  1  1

Sold Price Sold Date **27-Jun-25**

Distance **1.54km**

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

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