

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

2/13 HONEY GROVE 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2025

to

31 Dec 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

5/66-68 LESTER AVENUE ST ALBANS VIC 3021	\$545,000	22-Oct-25
2/4 HELEN STREET ST ALBANS VIC 3021	\$550,000	11-Oct-25
53 GRANTHAM PARADE ST ALBANS VIC 3021	\$542,000	22-Nov-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: 13 January 2026

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**5/66-68 LESTER AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

\$545,000

Sold Date **22-Oct-25**

Distance **0.67km**



**2/4 HELEN STREET ST ALBANS
VIC 3021**

 2  2  1

Sold Price

\$550,000

Sold Date **11-Oct-25**

Distance **0.85km**



**53 GRANTHAM PARADE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

^{RS} **\$542,000**

Sold Date **22-Nov-25**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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