

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

2/29 HENRY 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

\$630,000

&

\$699,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 2026

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

3/29 LESLIE STREET ST ALBANS VIC 3021	\$575,000	05-Sep-25
1/81 FOX STREET ST ALBANS VIC 3021	\$707,000	18-Apr-26
1/65 FOX STREET ST ALBANS VIC 3021	\$710,000	14-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 August 2026



3/29 LESLIE STREET ST ALBANS VIC 3021

Sold Price

\$575,000

Sold Date

05-Sep-25



3



2



2

Distance

0.24km



1/81 FOX STREET ST ALBANS VIC 3021

Sold Price

\$707,000

Sold Date

18-Apr-26



3



2



2

Distance

0.26km



1/65 FOX STREET ST ALBANS VIC 3021

Sold Price

\$710,000

Sold Date

14-Nov-25



3



2



2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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