

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

2/30 STEVENS ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

75A CONRAD STREET ST ALBANS VIC 3021

\$544,000

28-Apr-25

2/77 POWER STREET ST ALBANS VIC 3021

\$515,000

24-May-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: 04 June 2025

**75A CONRAD STREET ST ALBANS
VIC 3021**

Sold Price

RS

\$544,000

Sold Date

28-Apr-25

2



1



1

Distance

1.53km**2/77 POWER STREET ST ALBANS
VIC 3021**

Sold Price

RS

\$515,000

Sold Date

24-May-25

2



1



1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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