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	2/36 MCLEOD 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	St Albans
Period-from	01 May 2025	to	30 Apr 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
2/20 GRANT STREET ST ALBANS VIC 3021	$560,000	11-Nov-25
4/54 HENRY STREET ST ALBANS VIC 3021	$564,000	19-Dec-25
2/48 HELEN STREET ST ALBANS VIC 3021	$560,000	28-Feb-26

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: 06 May 2026

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2/20 GRANT STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$560,000** Sold Date **11-Nov-25**

Distance **1.03km**

4/54 HENRY STREET ST ALBANS VIC 3021

2 2 -

Sold Price **$564,000** Sold Date **19-Dec-25**

Distance **1.68km**

2/48 HELEN STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$560,000** Sold Date **28-Feb-26**

Distance **2.1km**

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

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