

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

2/4 ANDREW 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2024

to

30 Sep 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

1/184 BIGGS STREET ST ALBANS VIC 3021	\$620,000	26-Jul-25
48B HENRY STREET ST ALBANS VIC 3021	\$640,000	04-Aug-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: 07 October 2025



1/184 BIGGS STREET ST ALBANS
VIC 3021

Sold Price\$620,000Sold Date26-Jul-25

3

2

1

Distance1.16km



48B HENRY STREET ST ALBANS
VIC 3021

Sold Price\$640,000Sold Date04-Aug-25

3

2

1

Distance1.28km

RS = Recent sale UN = Undisclosed Sale

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