

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

2/43 GRACE 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

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

2/8 MICHAEL AVENUE ST ALBANS VIC 3021

\$455,000

10-Apr-25

2/77 POWER STREET ST ALBANS VIC 3021

\$515,000

24-May-25

1/112 WILLIAM STREET ST ALBANS VIC 3021

\$460,000

27-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: 06 October 2025


**2/8 MICHAEL AVENUE ST ALBANS
VIC 3021**

Sold Price

\$455,000

Sold Date

10-Apr-25
 2

 1

 1

Distance

0.15km

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

Sold Price

\$515,000

Sold Date

24-May-25
 2

 1

 1

Distance

0.71km

**1/112 WILLIAM STREET ST ALBANS
VIC 3021**

Sold Price

\$460,000

Sold Date

27-Aug-25
 2

 -

 1

Distance

0.71km

**3/72 HELEN STREET ST ALBANS
VIC 3021**

Sold Price

\$507,999

Sold Date

07-Jul-25
 2

 1

 1

Distance

0.97km
RS = Recent sale

UN = Undisclosed Sale

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