

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

2/45 LIMA 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

4/23 GLENDENNING STREET ST ALBANS VIC 3021	\$640,000	19-Sep-25
5/32-34 SCOTT AVENUE ST ALBANS VIC 3021	\$588,000	15-Jun-25
2/42 IVANHOE AVENUE ST ALBANS VIC 3021	\$600,000	25-Sep-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 November 2025



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**4/23 GLENDENNING STREET ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$640,000** Sold Date **19-Sep-25**

Distance **1.39km**



**5/32-34 SCOTT AVENUE ST
ALBANS VIC 3021**

3 2 1

Sold Price ^{RS} **\$588,000** ^{UN} Sold Date **15-Jun-25**

Distance **1.44km**



**2/42 IVANHOE AVENUE ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$600,000** Sold Date **25-Sep-25**

Distance **1.96km**

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

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