

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

2/5 KINGSLEY 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2024

to

30 Jun 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

2/21 WALMER AVENUE ST ALBANS VIC 3021	\$580,000	28-Feb-25
2/28 SCOTT AVENUE ST ALBANS VIC 3021	\$550,000	20-Feb-24
1/8 JAMIESON STREET ST ALBANS VIC 3021	\$565,000	05-Jul-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: 31 July 2025



2/21 WALMER AVENUE ST ALBANS Sold Price

\$580,000 Sold Date **28-Feb-25**

VIC 3021

 2  2  1

Distance **1.24km**



2/28 SCOTT AVENUE ST ALBANS Sold Price

\$550,000 Sold Date **20-Feb-24**

VIC 3021

 2  2  1

Distance **1.3km**



1/8 JAMIESON STREET ST ALBANS Sold Price

^{RS} **\$565,000** Sold Date **05-Jul-25**

VIC 3021

 2  2  1

Distance **2.14km**

RS = Recent sale

UN = Undisclosed Sale

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