

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

3/112 GEORGE 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

129B POWER STREET ST ALBANS VIC 3021	\$625,000	06-Jan-25
1/54 HENRY STREET ST ALBANS VIC 3021	\$620,000	12-May-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: 27 June 2025



**129B POWER STREET ST ALBANS
 VIC 3021**

Sold Price

\$625,000

Sold Date

06-Jan-25

 3  2  1

Distance

0.16km



**1/54 HENRY STREET ST ALBANS
 VIC 3021**

Sold Price

\$620,000

Sold Date

12-May-25

 3  2  1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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