

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

3/12 EMILY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2025

to

31 Jul 2026

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

2/39 GLENDENNING STREET ST ALBANS VIC 3021	\$540,000	01-Jun-26
2/119 FOX STREET ST ALBANS VIC 3021	\$525,000	25-Apr-26
2/43 BIGGS STREET ST ALBANS VIC 3021	\$515,000	21-Apr-26

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: 11 August 2026



2/39 GLENDENNING STREET ST ALBANS VIC 3021

Sold Price **\$540,000** Sold Date **01-Jun-26**

2 1 1

Distance **0.61km**



2/119 FOX STREET ST ALBANS VIC 3021

Sold Price **\$525,000** Sold Date **25-Apr-26**

2 1 1

Distance **1.07km**



2/43 BIGGS STREET ST ALBANS VIC 3021

Sold Price **\$515,000** Sold Date **21-Apr-26**

2 1 -

Distance **0.54km**

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

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