

# 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  
3/138 Alfrieda Street, St Albans, Vic 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$668,000

### Median sale price

Median price \$550,000 Property type *Unit* Suburb St Albans

Period - From 01/09/2025 to 30/11/2025 Source  PropTrack

### 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 six 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
2/16 Henry Street, St Albans, VIC 3021	\$675,000	24/10/2025
1/23 Millawa Avenue, St Albans, VIC 3021	\$655,000	23/09/2025
32B Elizabeth Street, St Albans, VIC 3021	\$678,888	23/09/2025

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 six months.

This Statement of Information was prepared on: 15/12/2025