

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

3/21 JOHN 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

\$489,999

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Other

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

3/24 JAMIESON STREET ST ALBANS VIC 3021	\$549,000	17-Jun-25
2/4 ANDREW ROAD ST ALBANS VIC 3021	\$600,000	21-Oct-25
2/5 BUTLER STREET ST ALBANS VIC 3021	\$620,000	13-Jun-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: 05 November 2025



**3/24 JAMIESON STREET ST
ALBANS VIC 3021**

3 1 1

Sold Price **\$549,000** Sold Date **17-Jun-25**

Distance **0.19km**

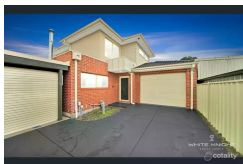


**2/4 ANDREW ROAD ST ALBANS
VIC 3021**

3 2 1

Sold Price ^{RS} **\$600,000** Sold Date **21-Oct-25**

Distance **0.4km**



**2/5 BUTLER STREET ST ALBANS
VIC 3021**

3 3 1

Sold Price **\$620,000** Sold Date **13-Jun-25**

Distance **0.05km**

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

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