

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

3/225 MAIN ROAD WEST 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 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
1/13 EMILY STREET ST ALBANS VIC 3021	\$530,000	05-Jun-25
64 SHIRLEY STREET ST ALBANS VIC 3021	\$550,000	04-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.~~

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Kevin Nam Tran
P 0403902390
M 0403902390
E ktran@barryplant.com.au



3/24 JAMIESON STREET ST ALBANS VIC 3021

 3  1  1

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

Distance **0.29km**



1/13 EMILY STREET ST ALBANS VIC 3021

 3  1  2

Sold Price **\$530,000** Sold Date **05-Jun-25**

Distance **0.41km**



64 SHIRLEY STREET ST ALBANS VIC 3021

 3  1  1

Sold Price **\$550,000** Sold Date **04-Jun-25**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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