

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

3/3 GRANT 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

\$300,000

&

\$330,000

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

2/33 ADELAIDE STREET ST ALBANS VIC 3021	\$435,000	24-Mar-25
5/32 THOMAS STREET ST ALBANS VIC 3021	-	28-Feb-25
5/25 CHARLES STREET ST ALBANS VIC 3021	\$295,000	03-Feb-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: 07 June 2025



2/33 ADELAIDE STREET ST ALBANS VIC 3021

2 1 1

Sold Price

\$435,000

Sold Date **24-Mar-25**

Distance **0.76km**



5/32 THOMAS STREET ST ALBANS VIC 3021

2 1 1

Sold Price

- Sold Date **28-Feb-25**

Distance **1.11km**



5/25 CHARLES STREET ST ALBANS VIC 3021

2 1 1

Sold Price

\$295,000

Sold Date **03-Feb-25**

Distance **1.83km**



1/1-3 RUTH STREET ST ALBANS VIC 3021

2 1 1

Sold Price

\$440,000

Sold Date **14-Nov-24**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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