

## 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

3/112 GEORGE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$635,000

### 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

129B POWER STREET ST ALBANS VIC 3021	\$625,000	06-Jan-25
1/54 HENRY STREET ST ALBANS VIC 3021	\$620,000	12-May-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: 27 June 2025



**129B POWER STREET ST ALBANS  
 VIC 3021**

Sold Price **\$625,000** Sold Date **06-Jan-25**

 3  2  1

Distance **0.16km**



**1/54 HENRY STREET ST ALBANS  
 VIC 3021**

Sold Price **\$620,000** Sold Date **12-May-25**

 3  2  1

Distance **0.63km**

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

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