

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

3/72 HELEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 2026

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

2/48 HELEN STREET ST ALBANS VIC 3021	\$560,000	28-Feb-26
4/76 POWER STREET ST ALBANS VIC 3021	\$510,000	23-Jun-26
2/119 FOX STREET ST ALBANS VIC 3021	\$525,000	25-Apr-26

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: 30 June 2026

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**2/48 HELEN STREET ST ALBANS
VIC 3021**

Sold Price **\$560,000** Sold Date **28-Feb-26**

 2  1  1

Distance **0.24km**



**4/76 POWER STREET ST ALBANS
VIC 3021**

Sold Price ^{RS} **\$510,000** Sold Date **23-Jun-26**

 2  1  1

Distance **0.37km**



**2/119 FOX STREET ST ALBANS VIC
3021**

Sold Price **\$525,000** Sold Date **25-Apr-26**

 2  1  1

Distance **0.44km**

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

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