## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

				Secu	OH 4/AF	or the	Estate Agents Act 1980
Property offer	ed for sa	le					
Including s	Address uburb and postcode	3/52 James	Street, St Albans	s, Vic 3021			
Indicative selli	ing price						
For the meaning of	f this price s	see consume	r.vic.gov.au/unde	erquoting			
range	e between	\$490,000		&	\$515,000	ì	
Median sale pr	rice						
Median price		\$550,000	Property type	Unit		Suburb	St Albans
Period - From	01/09/202	5 to	30/11/2025	Source	Prop	Track	

#### 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 six 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
2/126 Power Street, St Albans, VIC 3021	\$500,000	15/12/2025
1/126 Power Street, St Albans, VIC 3021	\$510,000	01/10/2025
4/87 Helen Street, St Albans, VIC 3021	\$485,000	26/11/2025

2*	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 six months.

	r
This Statement of Information was prepared on:	18/12/2025



# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale			
Address Including suburb and postcode	4/52 James Street, St Alb	eans, Vic 3021		
Indicative selling price	•			
For the meaning of this price	see consumer.vic.gov.au/u	nderquoting		
range between	\$520,000	& \$550,000		
Median sale price				
Median price	\$550,000 Property typ	De Unit	Suburb St Alban	s
Period - From 01/09/202	5 to 30/11/2025	Source Propl	Track	
Comparable property s				
A* These are the three p estate agent or agent	properties sold within two kings 's representative considers	lometres of the property for to be most comparable to	or sale in the last s o the property for s	six months that the sale.
Address of comparable pro	perty		Price	Date of sale
3/3 Revell Crescent, St Alban	is, VIC 3021		\$535,000	18/10/2025
1/126 Power Street, St Albans, VIC 3021			\$510,000	01/10/2025



2/23 Millawa Avenue, St Albans, VIC 3021

R*	The estate agent or agent's representation of the state o
_	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 six months.
	mere sele warm two thiermetres of the property for sale in the last six months.

_0 P S		
This Statement of Information was prepared on:	18/12/2025	

\$556,000



08/12/2025