

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

4/225 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2024

to

30 Sep 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

3/225 MAIN ROAD WEST ST ALBANS VIC 3021	\$538,000	17-Oct-25
1/13 EMILY STREET ST ALBANS VIC 3021	\$530,000	05-Jun-25
1/27 JAMES STREET ST ALBANS VIC 3021	\$518,000	29-Aug-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: 25 October 2025

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**3/225 MAIN ROAD WEST ST
ALBANS VIC 3021**

 3  1  1

Sold Price

^{RS}

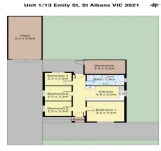
\$538,000

Sold Date

17-Oct-25

Distance

0km



**1/13 EMILY STREET ST ALBANS VIC
3021**

 3  1  2

Sold Price

\$530,000

Sold Date

05-Jun-25

Distance

0.41km



**1/27 JAMES STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price

\$518,000

Sold Date

29-Aug-25

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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