

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

4/83-85 TAYLORS ROAD 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

2/64 GEORGE STREET ST ALBANS VIC 3021	\$491,000	01-Sep-25
4/87 HELEN STREET ST ALBANS VIC 3021	\$485,000	05-Jul-25
1/112 WILLIAM STREET ST ALBANS VIC 3021	\$460,000	27-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: 17 November 2025

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2/64 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$491,000** Sold Date **01-Sep-25**

 2  1  1

Distance **0.4km**



4/87 HELEN STREET ST ALBANS VIC 3021 Sold Price **\$485,000** Sold Date **05-Jul-25**

 2  1  1

Distance **0.58km**



1/112 WILLIAM STREET ST ALBANS VIC 3021 Sold Price **\$460,000** Sold Date **27-Aug-25**

 2  -  1

Distance **1.15km**

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

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