

## 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

6/2 DOUGLAS AVENUE 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2024

to

30 Nov 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 3/22 GARFIELD STREET ST ALBANS VIC 3021     | \$550,000 | 09-Sep-25 |
| 1/54-56 GLADSTONE STREET ST ALBANS VIC 3021 | \$520,000 | 28-Aug-25 |
| 2/14 GLADSTONE STREET ST ALBANS VIC 3021    | \$525,000 | 01-Jul-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: 20 December 2025



**3/22 GARFIELD STREET ST  
ALBANS VIC 3021**

2 1 2

Sold Price **\$550,000** Sold Date **09-Sep-25**

Distance **0.27km**



**1/54-56 GLADSTONE STREET ST  
ALBANS VIC 3021**

2 1 1

Sold Price **\$520,000** Sold Date **28-Aug-25**

Distance **0.53km**



**2/14 GLADSTONE STREET ST  
ALBANS VIC 3021**

2 1 2

Sold Price <sup>RS</sup> **\$525,000** Sold Date **01-Jul-25**

Distance **0.66km**

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

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