

## 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

64 SHIRLEY STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

2/33 SCOTT AVENUE ST ALBANS VIC 3021	\$505,000	16-May-25
3/87 THEODORE STREET ST ALBANS VIC 3021	\$545,000	03-Feb-25
1/44 HELEN STREET ST ALBANS VIC 3021	\$550,000	06-May-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.~~

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**2/33 SCOTT AVENUE ST ALBANS  
VIC 3021**

3 1 1

Sold Price

<sup>RS</sup> **\$505,000** Sold Date **16-May-25**

Distance **0.84km**



**3/87 THEODORE STREET ST  
ALBANS VIC 3021**

3 2 1

Sold Price

<sup>RS</sup> **\$545,000** Sold Date **03-Feb-25**

Distance **1.47km**



**1/44 HELEN STREET ST ALBANS  
VIC 3021**

3 1 1

Sold Price

<sup>RS</sup> **\$550,000** Sold Date **06-May-25**

Distance **1.92km**

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

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