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	Address available upon request

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$610,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	St Albans
Period-from	01 Aug 2025	to	31 Jul 2026	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
2/31 GARFIELD STREET ST ALBANS VIC 3021	$607,000	19-Mar-26
3/55 GEORGE STREET ST ALBANS VIC 3021	$609,999	11-Apr-26
3/7 JAMES STREET ST ALBANS VIC 3021	$610,000	22-Apr-26

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: 27 August 2026

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2/31 GARFIELD STREET ST ALBANS VIC 3021

3 2 1

Sold Price **$607,000** Sold Date **19-Mar-26**

Distance **1.66km**

3/55 GEORGE STREET ST ALBANS VIC 3021

3 2 2

Sold Price **$609,999** Sold Date **11-Apr-26**

Distance **1.52km**

3/7 JAMES STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$610,000** Sold Date **22-Apr-26**

Distance **1.33km**

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

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