

## 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

2/208 BIGGS STREET 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$544,500

Property type

Unit

Suburb

St Albans

Period-from

01 May 2025

to

30 Apr 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

2/43 BIGGS STREET ST ALBANS VIC 3021	\$515,000	21-Apr-26
3/188 WILLIAM STREET ST ALBANS VIC 3021	\$530,000	27-Jul-25
2/119 FOX STREET ST ALBANS VIC 3021	\$525,000	25-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: 29 May 2026



**2/43 BIGGS STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup> **\$515,000**

Sold Date

**21-Apr-26**

 2  1  -

Distance

**0.07km**



**3/188 WILLIAM STREET ST ALBANS VIC 3021**

Sold Price

**\$530,000**

Sold Date

**27-Jul-25**

 3  2  1

Distance

**0.24km**



**2/119 FOX STREET ST ALBANS VIC 3021**

Sold Price

**\$525,000**

Sold Date

**25-Apr-26**

 2  1  1

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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