

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

4/10 EMILY STREET 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

\$480,000

&

\$528,000

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

5/48 PENNELL AVENUE ST ALBANS VIC 3021	\$518,000	07-Jul-25
2/39 GLENDENNING STREET ST ALBANS VIC 3021	\$540,000	03-Mar-25
2/4 EMILY STREET ST ALBANS VIC 3021	\$495,000	03-Oct-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: 19 May 2026



**5/48 PENNELL AVENUE ST
ALBANS VIC 3021**

2 1 1

Sold Price

\$518,000

Sold Date

07-Jul-25

Distance

0.52km



**2/39 GLENDENNING STREET ST
ALBANS VIC 3021**

2 1 1

Sold Price

\$540,000

Sold Date

03-Mar-25

Distance

0.61km



**2/4 EMILY STREET ST ALBANS VIC
3021**

2 2 1

Sold Price

\$495,000

Sold Date

03-Oct-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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