

## 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

2/29 HENRY 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

\$650,000

&

\$700,000

### 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

1/81 FOX STREET ST ALBANS VIC 3021	\$707,000	18-Apr-26
3/29 LESLIE STREET ST ALBANS VIC 3021	\$575,000	05-Sep-25
1/65 FOX STREET ST ALBANS VIC 3021	\$710,000	14-Nov-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: 22 May 2026



**1/81 FOX STREET ST ALBANS VIC 3021**

3 2 2

Sold Price

<sup>RS</sup> **\$707,000**

Sold Date

**18-Apr-26**

Distance

**0.24km**



**3/29 LESLIE STREET ST ALBANS VIC 3021**

3 2 2

Sold Price

**\$575,000**

Sold Date

**05-Sep-25**

Distance

**0.25km**



**1/65 FOX STREET ST ALBANS VIC 3021**

3 2 2

Sold Price

**\$710,000**

Sold Date

**14-Nov-25**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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