

## 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

\$630,000

&

\$699,999

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/29 LESLIE STREET ST ALBANS VIC 3021 | \$575,000 | 05-Sep-25 |
| 1/81 FOX STREET ST ALBANS VIC 3021    | \$707,000 | 18-Apr-26 |
| 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: 13 August 2026



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

Sold Price

**\$575,000**

Sold Date

**05-Sep-25**



3



2



2

Distance

**0.24km**



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

Sold Price

**\$707,000**

Sold Date

**18-Apr-26**



3



2



2

Distance

**0.26km**



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

Sold Price

**\$710,000**

Sold Date

**14-Nov-25**



3



2



2

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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