

## 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

2/12 EMILY 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

\$520,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

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

3/4 EMILY STREET ST ALBANS VIC 3021	\$493,500	16-Nov-24
6/16 ADELAIDE STREET ST ALBANS VIC 3021	\$457,000	19-Nov-25
4/52 JAMES STREET ST ALBANS VIC 3021	\$537,000	04-Feb-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: 06 May 2026



**3/4 EMILY STREET ST ALBANS VIC 3021** Sold Price **\$493,500** Sold Date **16-Nov-24**  
 Distance **0.14km**  
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**6/16 ADELAIDE STREET ST ALBANS VIC 3021** Sold Price **\$457,000** Sold Date **19-Nov-25**  
 Distance **0.17km**  
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**4/52 JAMES STREET ST ALBANS VIC 3021** Sold Price **\$537,000** Sold Date **04-Feb-26**  
 Distance **0.35km**  
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RS = Recent sale      UN = Undisclosed Sale

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