

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

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

2/87 HELEN STREET ST ALBANS VIC 3021	\$490,000	13-Dec-25
4/8 DAMTE PLACE ST ALBANS VIC 3021	\$568,000	29-May-26
3/96 GEORGE STREET ST ALBANS VIC 3021	\$542,000	03-Jul-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: 11 August 2026



**2/87 HELEN STREET ST ALBANS
VIC 3021**

2 1 1

Sold Price

\$490,000

Sold Date

13-Dec-25

Distance

1.23km



**4/8 DAMTE PLACE ST ALBANS VIC
3021**

2 1 -

Sold Price

^{RS} **\$568,000**

Sold Date

29-May-26

Distance

1.15km



**3/96 GEORGE STREET ST ALBANS
VIC 3021**

2 1 1

Sold Price

\$542,000

Sold Date

03-Jul-26

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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