

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

1/7 WASHINGTON 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/19 WASHINGTON STREET ST ALBANS VIC 3021	\$650,000	20-May-25
15A BUCHANAN STREET ST ALBANS VIC 3021	\$700,000	10-Sep-24
1/39 DISRAELI STREET ST ALBANS VIC 3021	\$690,000	30-Aug-24

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 2025



**1/19 WASHINGTON STREET ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$650,000** Sold Date **20-May-25**

Distance **0.12km**



**15A BUCHANAN STREET ST
ALBANS VIC 3021**

4 3 1

Sold Price **\$700,000** Sold Date **10-Sep-24**

Distance **0.43km**



**1/39 DISRAELI STREET ST ALBANS
VIC 3021**

3 2 2

Sold Price **\$690,000** Sold Date **30-Aug-24**

Distance **0.43km**



**1/14 DISRAELI STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price **\$630,000** Sold Date **15-Jan-25**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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