

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

6/2 DOUGLAS AVENUE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2024

to

30 Nov 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

3/22 GARFIELD STREET ST ALBANS VIC 3021	\$550,000	09-Sep-25
1/54-56 GLADSTONE STREET ST ALBANS VIC 3021	\$520,000	28-Aug-25
2/14 GLADSTONE STREET ST ALBANS VIC 3021	\$525,000	01-Jul-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: 20 December 2025



**3/22 GARFIELD STREET ST
ALBANS VIC 3021**

2 1 2

Sold Price **\$550,000** Sold Date **09-Sep-25**

Distance **0.27km**



**1/54-56 GLADSTONE STREET ST
ALBANS VIC 3021**

2 1 1

Sold Price **\$520,000** Sold Date **28-Aug-25**

Distance **0.53km**



**2/14 GLADSTONE STREET ST
ALBANS VIC 3021**

2 1 2

Sold Price ^{RS} **\$525,000** Sold Date **01-Jul-25**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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