

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

3/12 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,500

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
3/7 THOMAS STREET ST ALBANS VIC 3021	\$540,000	11-Nov-24
2/87 HELEN STREET ST ALBANS VIC 3021	\$490,000	13-Dec-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: 07 May 2026



3/4 EMILY STREET ST ALBANS VIC 3021 Sold Price **\$493,500** Sold Date **16-Nov-24**

2 1 1

Distance **0.14km**



3/7 THOMAS STREET ST ALBANS VIC 3021 Sold Price **\$540,000** Sold Date **11-Nov-24**

3 1 1

Distance **0.16km**



2/87 HELEN STREET ST ALBANS VIC 3021 Sold Price **\$490,000** Sold Date **13-Dec-25**

2 1 1

Distance **1.24km**

RS = Recent sale UN = Undisclosed Sale

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