

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

or range
between

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2025

to

30 Jun 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

2/39 GLENDENNING STREET ST ALBANS VIC 3021	\$540,000	01-Jun-26
2/119 FOX STREET ST ALBANS VIC 3021	\$525,000	25-Apr-26
2/43 BIGGS STREET ST ALBANS VIC 3021	\$515,000	21-Apr-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: 02 July 2026



2/39 GLENDENNING STREET ST ALBANS VIC 3021

2 1 1

Sold Price

^{RS} \$540,000

Sold Date

01-Jun-26

Distance

0.62km



2/119 FOX STREET ST ALBANS VIC 3021

2 1 1

Sold Price

\$525,000

Sold Date

25-Apr-26

Distance

1.08km



2/43 BIGGS STREET ST ALBANS VIC 3021

2 1 -

Sold Price

\$515,000

Sold Date

21-Apr-26

Distance

0.55km



5/66-68 LESTER AVENUE ST ALBANS VIC 3021

2 1 1

Sold Price

\$545,000

Sold Date

22-Oct-25

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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