

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

39 HELEN 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	\$690,000	&	\$740,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$699,000	Property type	House	Suburb	St Albans
Period-from	01 Jan 2025	to	31 Dec 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
50 GEORGE STREET ST ALBANS VIC 3021	\$746,000	04-Oct-25
130 POWER STREET ST ALBANS VIC 3021	\$735,500	23-Aug-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.

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50 GEORGE STREET ST ALBANS
VIC 3021

3 1 4

Sold Price

\$746,000 Sold Date **04-Oct-25**

Distance **0.18km**



130 POWER STREET ST ALBANS
VIC 3021

3 1 -

Sold Price

RS \$735,500 Sold Date **23-Aug-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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