

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

4/20 RUTH 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

\$640,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

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

2/24 PENNELL AVENUE ST ALBANS VIC 3021	\$650,000	03-Nov-25
2/54 HENRY STREET ST ALBANS VIC 3021	\$653,000	10-Nov-25
3/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$645,000	18-Mar-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: 01 May 2026


**2/24 PENNELL AVENUE ST
ALBANS VIC 3021**
 3
  2
  2

 Sold Price **\$650,000** Sold Date **03-Nov-25**

 Distance **0.89km**

**2/54 HENRY STREET ST ALBANS
VIC 3021**
 3
  2
  2

 Sold Price **\$653,000** Sold Date **10-Nov-25**

 Distance **1.1km**

**3/138 ALFRIEDA STREET ST
ALBANS VIC 3021**
 3
  2
  1

 Sold Price ^{RS} **\$645,000** Sold Date **18-Mar-26**

 Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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