

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

1/17 ADELAIDE 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

\$500,000

&

\$550,000

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

1/31 BUTLER STREET ST ALBANS VIC 3021	\$540,000	15-Jan-26
1/47 ANDREW ROAD ST ALBANS VIC 3021	\$525,000	02-Apr-26
1/23 MARGRAVE STREET ST ALBANS VIC 3021	\$515,000	22-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: 06 July 2026



**1/31 BUTLER STREET ST ALBANS
VIC 3021**

 2
  1
  1

Sold Price

\$540,000

Sold Date

15-Jan-26

Distance

0.76km



**1/47 ANDREW ROAD ST ALBANS
VIC 3021**

 3
  1
  2

Sold Price

\$525,000

Sold Date

02-Apr-26

Distance

1.1km



**1/23 MARGRAVE STREET ST
ALBANS VIC 3021**

 3
  1
  -

Sold Price

\$515,000

Sold Date

22-Apr-26

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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