

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

1/104 WILLIAM 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

\$598,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

1/10 GEORGE STREET ST ALBANS VIC 3021	\$650,000	19-Jan-26
3/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$645,000	10-Mar-26
1/102 ERRINGTON ROAD ST ALBANS VIC 3021	\$620,000	30-Jan-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: 24 June 2026



1/10 GEORGE STREET ST ALBANS VIC 3021

 3  2  1

Sold Price

\$650,000

Sold Date

19-Jan-26

Distance

0.7km



3/138 ALFRIEDA STREET ST ALBANS VIC 3021

 3  2  1

Sold Price

\$645,000

Sold Date

10-Mar-26

Distance

1.04km



1/102 ERRINGTON ROAD ST ALBANS VIC 3021

 3  2  1

Sold Price

\$620,000

Sold Date

30-Jan-26

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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