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	2/125 FOX 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	$480,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	St Albans
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
3/4 EMILY STREET ST ALBANS VIC 3021	$493,500	16-Nov-24
1/65 WALMER AVENUE ST ALBANS VIC 3021	$508,000	14-Jan-25
85B THEODORE STREET ST ALBANS VIC 3021	$490,000	20-Dec-24

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: 15 May 2025

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3/4 EMILY STREET ST ALBANS VIC 3021

2 1 1

Sold Price **$493,500** Sold Date **16-Nov-24**

Distance **1.16km**



1/65 WALMER AVENUE ST ALBANS VIC 3021

2 1 1

Sold Price **$508,000** Sold Date **14-Jan-25**

Distance **0.85km**



85B THEODORE STREET ST ALBANS VIC 3021

2 2 1

Sold Price **$490,000** Sold Date **20-Dec-24**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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