

## 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

2/33 HENRY STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3/99 CONRAD STREET ST ALBANS VIC 3021   | \$442,000 | 28-Jan-25 |
| 4/70-72 BIGGS STREET ST ALBANS VIC 3021 | \$450,000 | 10-May-25 |
| 2/8 MICHAEL AVENUE ST ALBANS VIC 3021   | \$455,000 | 10-Apr-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.

This Statement of Information was prepared on: 29 May 2025



**3/99 CONRAD STREET ST ALBANS VIC 3021** Sold Price **\$442,000** Sold Date **28-Jan-25**

 2  1  1

Distance **0.62km**



**4/70-72 BIGGS STREET ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$450,000** Sold Date **10-May-25**

 2  1  -

Distance **0.85km**



**2/8 MICHAEL AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$455,000** Sold Date **10-Apr-25**

 2  1  -

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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