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	1/22 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Unit	Suburb	St Albans
Period-from	01 Sep 2024	to	31 Aug 2025	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
1/44 HELEN STREET ST ALBANS VIC 3021	$550,000	23-Apr-25
3/21 MANFRED AVENUE ST ALBANS VIC 3021	$570,000	13-Sep-25
1/29 PENNELL AVENUE ST ALBANS VIC 3021	$580,000	21-May-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: 24 September 2025

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1/44 HELEN STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$550,000** Sold Date **23-Apr-25**

Distance **0.59km**



3/21 MANFRED AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price RS **$570,000** Sold Date **13-Sep-25**

Distance **1.46km**



1/29 PENNELL AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price **$580,000** Sold Date **21-May-25**

Distance **1.99km**

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

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