

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

2/4 HELEN 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

\$532,500

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2024

to

30 Sep 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

1/115 FOX STREET ST ALBANS VIC 3021	\$508,000	19-May-25
75A CONRAD STREET ST ALBANS VIC 3021	\$544,000	28-Apr-25
1/126 POWER STREET ST ALBANS VIC 3021	\$510,000	01-Oct-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: 02 October 2025

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1/115 FOX STREET ST ALBANS VIC 3021

Sold Price

\$508,000

Sold Date

19-May-25

 2

 1

 1

Distance

0.65km



75A CONRAD STREET ST ALBANS VIC 3021

Sold Price

\$544,000

Sold Date

28-Apr-25

 2

 1

 1

Distance

0.74km



1/126 POWER STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$510,000**

Sold Date

01-Oct-25

 2

 2

 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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