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	3/225 MAIN ROAD WEST 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	St Albans
Period-from	01 Aug 2024	to	31 Jul 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
3/24 JAMIESON STREET ST ALBANS VIC 3021	$549,000	17-Jun-25
1/13 EMILY STREET ST ALBANS VIC 3021	$530,000	05-Jun-25
64 SHIRLEY STREET ST ALBANS VIC 3021	$550,000	04-Jun-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: 27 August 2025

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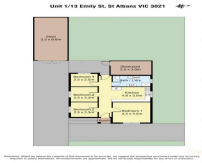


3/24 JAMIESON STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$549,000** Sold Date **17-Jun-25**

Distance **0.29km**



1/13 EMILY STREET ST ALBANS VIC 3021

3 1 2

Sold Price **$530,000** Sold Date **05-Jun-25**

Distance **0.41km**



64 SHIRLEY STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$550,000** Sold Date **04-Jun-25**

Distance **0.36km**

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

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