

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

3/13 ADELAIDE 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2024

to

31 Oct 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

4/8 PERCY STREET ST ALBANS VIC 3021	\$350,000	24-Oct-25
3/72 VINCENT AVENUE ST ALBANS VIC 3021	\$390,000	15-May-25
1/29 YARMOUTH AVENUE ST ALBANS VIC 3021	\$357,500	19-Sep-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: 05 November 2025

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**4/8 PERCY STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

^{RS}

\$350,000

Sold Date

24-Oct-25

Distance

1.07km



**3/72 VINCENT AVENUE ST
ALBANS VIC 3021**

 2  1  2

Sold Price

\$390,000

Sold Date

15-May-25

Distance

1.49km



**1/29 YARMOUTH AVENUE ST
ALBANS VIC 3021**

 2  1  -

Sold Price

\$357,500

Sold Date

19-Sep-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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