

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

2/10 GEORGE 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

\$650,000

&

\$699,000

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

1/65 ARTHUR STREET ST ALBANS VIC 3021	\$690,000	28-Sep-25
4/104 GEORGE STREET ST ALBANS VIC 3021	\$695,000	25-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: 15 November 2025

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**1/65 ARTHUR STREET ST ALBANS
VIC 3021**

Sold Price

\$690,000

Sold Date

28-Sep-25

 3  2  1

Distance

0.15km



**4/104 GEORGE STREET ST
ALBANS VIC 3021**

Sold Price

\$695,000

Sold Date

25-Jun-25

 3  2  2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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