

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

1/40 HENRY 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	\$630,000	&	\$670,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$540,000	Property type	Unit	Suburb	St Albans
Period-from	01 Feb 2025	to	31 Jan 2026	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
20 MILTON AVENUE ST ALBANS VIC 3021	\$603,900	12-Dec-25
2/76 WALMER AVENUE ST ALBANS VIC 3021	\$590,000	14-Aug-25
48B HENRY STREET ST ALBANS VIC 3021	\$640,000	04-Aug-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.

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**20 MILTON AVENUE ST ALBANS
VIC 3021**

3 1 1

Sold Price

^{RS}

\$603,900 Sold Date 12-Dec-25

Distance 1.74km



**2/76 WALMER AVENUE ST
ALBANS VIC 3021**

3 1 1

Sold Price

\$590,000

Sold Date 14-Aug-25

Distance 0.48km



**48B HENRY STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price

\$640,000

Sold Date 04-Aug-25

Distance 0.08km

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

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