

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### 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

<sup>RS</sup> **\$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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