

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

1/46 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

4/43 ELIZABETH STREET ST ALBANS VIC 3021	\$515,000	03-Oct-25
2/225 MAIN ROAD WEST ST ALBANS VIC 3021	\$504,000	21-Nov-25
3/225 MAIN ROAD WEST ST ALBANS VIC 3021	\$538,000	17-Oct-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: 18 February 2026

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**4/43 ELIZABETH STREET ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$515,000** Sold Date **03-Oct-25**

Distance **0.2km**



**2/225 MAIN ROAD WEST ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$504,000** Sold Date **21-Nov-25**

Distance **0.36km**



**3/225 MAIN ROAD WEST ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$538,000** Sold Date **17-Oct-25**

Distance **0.36km**

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

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