

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

3/31 AUSTIN 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

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2025

to

28 Feb 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

5/59-61 WILLATON STREET ST ALBANS VIC 3021	\$511,500	17-Nov-25
2/80 ERRINGTON ROAD ST ALBANS VIC 3021	\$515,000	31-Jan-26
1/31 BUTLER STREET ST ALBANS VIC 3021	\$540,000	15-Jan-26

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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**5/59-61 WILLATON STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$511,500** Sold Date **17-Nov-25**

Distance **0.21km**



**2/80 ERRINGTON ROAD ST
ALBANS VIC 3021**

 2  1  1

Sold Price ^{RS} **\$515,000** Sold Date **31-Jan-26**

Distance **2.06km**



**1/31 BUTLER STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$540,000** Sold Date **15-Jan-26**

Distance **2.66km**

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

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