

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

3/7 JAMES 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

\$590,000

&

\$640,000

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

1/5 BUTLER STREET ST ALBANS VIC 3021	\$610,000	10-Nov-25
1/10 LESTER AVENUE ST ALBANS VIC 3021	\$632,000	17-Sep-25
1/22 FOX STREET ST ALBANS VIC 3021	\$590,000	16-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: 17 March 2026

**1/5 BUTLER STREET ST ALBANS
VIC 3021**

3 1 2

Sold Price **\$610,000** Sold Date **10-Nov-25**Distance **0.69km****1/10 LESTER AVENUE ST ALBANS
VIC 3021**

3 1 1

Sold Price **\$632,000** Sold Date **17-Sep-25**Distance **1.58km****1/22 FOX STREET ST ALBANS VIC
3021**

3 1 1

Sold Price **\$590,000** Sold Date **16-Oct-25**Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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