

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

4/150 POWER 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2025

to

31 Mar 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

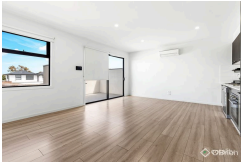
Date of sale

2/126 POWER STREET ST ALBANS VIC 3021	\$500,000	09-Dec-25
2/4 HELEN STREET ST ALBANS VIC 3021	\$550,000	11-Oct-25
4/52 JAMES STREET ST ALBANS VIC 3021	\$537,000	26-Mar-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.~~

This Statement of Information was prepared on: 02 April 2026



**2/126 POWER STREET ST ALBANS
VIC 3021**

 2  2  1

Sold Price

\$500,000

Sold Date **09-Dec-25**

Distance **0.26km**



**2/4 HELEN STREET ST ALBANS
VIC 3021**

 2  2  1

Sold Price

\$550,000

Sold Date **11-Oct-25**

Distance **1.21km**



**4/52 JAMES STREET ST ALBANS
VIC 3021**

 2  2  1

Sold Price

^{RS} **\$537,000** ^{UN}

Sold Date **26-Mar-26**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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