

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

\$475,000

&

\$500,000

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

5/59-61 WILLATON STREET ST ALBANS VIC 3021	\$511,500	17-Nov-25
2/12 ERRINGTON ROAD ST ALBANS VIC 3021	\$491,000	05-Feb-26
2/25 KIPARRA CLOSE ST ALBANS VIC 3021	\$490,000	15-Nov-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: 13 April 2026



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

 2  1  1

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

Distance **0.21km**



**2/12 ERRINGTON ROAD ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$491,000** Sold Date **05-Feb-26**

Distance **1.51km**



**2/25 KIPARRA CLOSE ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$490,000** Sold Date **15-Nov-25**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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