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	$560,000	&	$610,000

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
1/5 BUTLER STREET ST ALBANS VIC 3021	$610,000	10-Nov-25
1/36 SCOTT AVENUE ST ALBANS VIC 3021	$595,000	03-Mar-26
4/122 POWER STREET ST ALBANS VIC 3021	$570,000	30-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.~~

This Statement of Information was prepared on: 15 April 2026

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1/5 BUTLER STREET ST ALBANS VIC 3021

3 1 2

Sold Price **$610,000** Sold Date **10-Nov-25**

Distance **0.69km**



1/36 SCOTT AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price RS **$595,000** Sold Date **03-Mar-26**

Distance **0.54km**



4/122 POWER STREET ST ALBANS VIC 3021

3 1 1

Sold Price **$570,000** Sold Date **30-Jan-26**

Distance **1.31km**

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

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