

## 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

2/142 BIGGS STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2025

to

30 Apr 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

3/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$645,000	18-Mar-26
1/17 ODESSA AVENUE KEILOR DOWNS VIC 3038	\$640,000	27-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 May 2026

**3/138 ALFRIEDA STREET ST  
ALBANS VIC 3021**

3 2 1

Sold Price

RS

**\$645,000**

Sold Date

**18-Mar-26**

Distance

**0.4km****1/17 ODESSA AVENUE KEILOR  
DOWNS VIC 3038**

3 2 1

Sold Price

**\$640,000**

Sold Date

**27-Mar-26**

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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