

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

2/36 MCLEOD ROAD 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

\$580,000

&

\$630,000

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

| | | |
|--------------------------------------|-----------|-----------|
| 2/20 GRANT STREET ST ALBANS VIC 3021 | \$560,000 | 11-Nov-25 |
| 4/54 HENRY STREET ST ALBANS VIC 3021 | \$564,000 | 19-Dec-25 |
| 2/48 HELEN STREET ST ALBANS VIC 3021 | \$560,000 | 28-Feb-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: 06 May 2026

**2/20 GRANT STREET ST ALBANS
VIC 3021**

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Sold Price **\$560,000** Sold Date **11-Nov-25**Distance **1.03km****4/54 HENRY STREET ST ALBANS
VIC 3021**

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Sold Price **\$564,000** Sold Date **19-Dec-25**Distance **1.68km****2/48 HELEN STREET ST ALBANS
VIC 3021**

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Sold Price **\$560,000** Sold Date **28-Feb-26**Distance **2.1km**

RS = Recent sale UN = Undisclosed Sale

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