

## 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

2/19 BAILEY 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$544,500

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

Address of comparable property	Price	Date of sale
1/51 IVANHOE AVENUE ST ALBANS VIC 3021	\$640,000	02-May-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: 19 May 2026

Alan Cuong Au  
P (03) 9367 7044  
M 0432 716 822  
E aau@barryplant.com.au



**1/51 IVANHOE AVENUE ST ALBANS** Sold Price  
**VIC 3021**

<sup>RS</sup> **\$640,000** Sold Date **02-May-26**

 3  2  1

Distance **1.88km**

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

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