

## 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

1/144 WILLIAM 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2025

to

31 May 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

1/64 STATION AVENUE ST ALBANS VIC 3021	\$695,000	19-May-26
4/106 GEORGE STREET ST ALBANS VIC 3021	\$725,000	17-Jan-26
3A BLENDON AVENUE ST ALBANS VIC 3021	\$675,000	20-Apr-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: 07 June 2026



**1/64 STATION AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$695,000** Sold Date **19-May-26**  
Distance **0.54km**

 4  2  2



**4/106 GEORGE STREET ST ALBANS VIC 3021** Sold Price **\$725,000** Sold Date **17-Jan-26**  
Distance **1.24km**

 4  3  1



**3A BLENDON AVENUE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$675,000** Sold Date **20-Apr-26**  
Distance **0.98km**

 3  2  2

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

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