

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

3/96 GEORGE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,500

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

2/126 POWER STREET ST ALBANS VIC 3021	\$500,000	09-Dec-25
4/150 POWER STREET ST ALBANS VIC 3021	\$505,000	23-Apr-26
2/119 FOX STREET ST ALBANS VIC 3021	\$525,000	25-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.~~

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2/126 POWER STREET ST ALBANS VIC 3021 Sold Price **\$500,000** Sold Date **09-Dec-25**

2 2 1

Distance **0.14km**



4/150 POWER STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$505,000** Sold Date **23-Apr-26**

2 1 1

Distance **0.23km**



2/119 FOX STREET ST ALBANS VIC 3021 Sold Price **\$525,000** Sold Date **25-Apr-26**

2 1 1

Distance **0.45km**

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

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