

## 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

7/8 HELEN 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

\$550,000

&

\$600,000

### 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

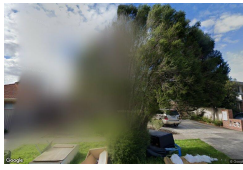
Date of sale

2/14 KATE STREET ST ALBANS VIC 3021	\$555,000	05-Jun-26
2/38 NORMAN STREET ST ALBANS VIC 3021	\$600,000	28-Jan-26
1/63 WALMER AVENUE ST ALBANS VIC 3021	\$600,000	07-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: 22 June 2026



**2/14 KATE STREET ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$555,000** Sold Date **05-Jun-26**

 3  2  1

Distance **1.76km**



**2/38 NORMAN STREET ST ALBANS VIC 3021** Sold Price **\$600,000** Sold Date **28-Jan-26**

 3  2  1

Distance **0.74km**



**1/63 WALMER AVENUE ST ALBANS VIC 3021** Sold Price Sold Date **07-Mar-26**

 3  2  1

Distance **1.17km**

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

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