

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

2/71 HENRY 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

\$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

1/23 MARGRAVE STREET ST ALBANS VIC 3021	\$515,000	22-Apr-26
1/47 ANDREW ROAD ST ALBANS VIC 3021	\$525,000	02-Apr-26
6/484-486 MAIN ROAD WEST ST ALBANS VIC 3021	\$507,000	21-Jan-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

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**1/23 MARGRAVE STREET ST
ALBANS VIC 3021**

 3  1  -

Sold Price

\$515,000

Sold Date **22-Apr-26**

Distance **0.9km**



**1/47 ANDREW ROAD ST ALBANS
VIC 3021**

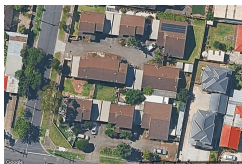
 3  1  2

Sold Price

\$525,000

Sold Date **02-Apr-26**

Distance **1.53km**



**6/484-486 MAIN ROAD WEST ST
ALBANS VIC 3021**

 3  1  -

Sold Price

\$507,000

Sold Date **21-Jan-26**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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