

## 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

3/72 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

\$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

2/48 HELEN STREET ST ALBANS VIC 3021	\$560,000	28-Feb-26
4/76 POWER STREET ST ALBANS VIC 3021	\$510,000	23-Jun-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.~~

This Statement of Information was prepared on: 30 June 2026



**2/48 HELEN STREET ST ALBANS  
VIC 3021**

Sold Price **\$560,000** Sold Date **28-Feb-26**

 2  1  1

Distance **0.24km**



**4/76 POWER STREET ST ALBANS  
VIC 3021**

Sold Price <sup>RS</sup> **\$510,000** Sold Date **23-Jun-26**

 2  1  1

Distance **0.37km**



**2/119 FOX STREET ST ALBANS VIC  
3021**

Sold Price **\$525,000** Sold Date **25-Apr-26**

 2  1  1

Distance **0.44km**

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

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