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	2/70 WILLIAM 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 Jul 2025	to	30 Jun 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
4/76 POWER STREET ST ALBANS VIC 3021	$510,000	23-Jun-26
2/43 BIGGS STREET ST ALBANS VIC 3021	$515,000	21-Apr-26
1/36 KIPARRA CLOSE ST ALBANS VIC 3021	$543,000	13-May-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: 13 July 2026

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4/76 POWER STREET ST ALBANS VIC 3021

2 1 1

Sold Price RS $510,000 Sold Date 23-Jun-26

Distance 1.17km



2/43 BIGGS STREET ST ALBANS VIC 3021

2 1 -

Sold Price $515,000 Sold Date 21-Apr-26

Distance 1.54km



1/36 KIPARRA CLOSE ST ALBANS VIC 3021

2 1 1

Sold Price $543,000 Sold Date 13-May-26

Distance 1.6km

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

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