

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

2/142 BIGGS 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

\$600,000

&

\$660,000

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

1/63 WALMER AVENUE ST ALBANS VIC 3021	\$600,000	07-Mar-26
3/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$645,000	10-Mar-26
2/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$640,000	26-Jun-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: 23 July 2026

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**1/63 WALMER AVENUE ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **07-Mar-26**

Distance **0.32km**



**3/138 ALFRIEDA STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$645,000** Sold Date **10-Mar-26**

Distance **0.39km**



**2/138 ALFRIEDA STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **26-Jun-26**

Distance **0.4km**

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

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