

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

2/51 SHIRLEY 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

\$410,000

&

\$450,000

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

2/69 SHIRLEY STREET ST ALBANS VIC 3021	\$445,000	26-Feb-26
5/1-3 MARGRAVE STREET ST ALBANS VIC 3021	\$407,000	18-Feb-26
2/208 BIGGS STREET ST ALBANS VIC 3021	\$467,500	06-Jul-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: 27 July 2026

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2/69 SHIRLEY STREET ST ALBANS VIC 3021 Sold Price **\$445,000** Sold Date **26-Feb-26**
Distance **0.22km**

 2  1  1



5/1-3 MARGRAVE STREET ST ALBANS VIC 3021 Sold Price **\$407,000** Sold Date **18-Feb-26**
Distance **0.4km**

 2  1  1



2/208 BIGGS STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$467,500** Sold Date **06-Jul-26**
Distance **0.84km**

 2  1  1

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

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