

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

1/17 VULE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

Other

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

4/20 RUTH STREET ST ALBANS VIC 3021	\$643,000	20-Jun-26
60 JAMES STREET ST ALBANS VIC 3021	\$655,000	10-Jun-26
3/138 ALFRIEDA STREET ST ALBANS VIC 3021	\$645,000	10-Mar-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: 17 July 2026



4/20 RUTH STREET ST ALBANS VIC 3021

 3  2  2

Sold Price

\$643,000

Sold Date **20-Jun-26**

Distance **0.85km**



60 JAMES STREET ST ALBANS VIC 3021

 3  1  -

Sold Price

^{RS} **\$655,000**

Sold Date **10-Jun-26**

Distance **0.89km**



3/138 ALFRIEDA STREET ST ALBANS VIC 3021

 3  2  1

Sold Price

\$645,000

Sold Date **10-Mar-26**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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