

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

2/2 PETER COURT 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

\$485,000

&

\$499,000

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
1/36 WALTER STREET ST ALBANS VIC 3021	\$488,000	28-Jan-26
2/10 CAMDALE PARADE ST ALBANS VIC 3021	\$485,000	15-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: 16 July 2026

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

Sold Price

^{RS} **\$510,000** Sold Date **23-Jun-26**

 2  1  1

Distance **0.58km**



**1/36 WALTER STREET ST ALBANS
VIC 3021**

Sold Price

\$488,000 Sold Date **28-Jan-26**

 2  1  1

Distance **0.75km**



**2/10 CAMDALE PARADE ST
ALBANS VIC 3021**

Sold Price

\$485,000 Sold Date **15-May-26**

 2  1  1

Distance **1.01km**

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

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